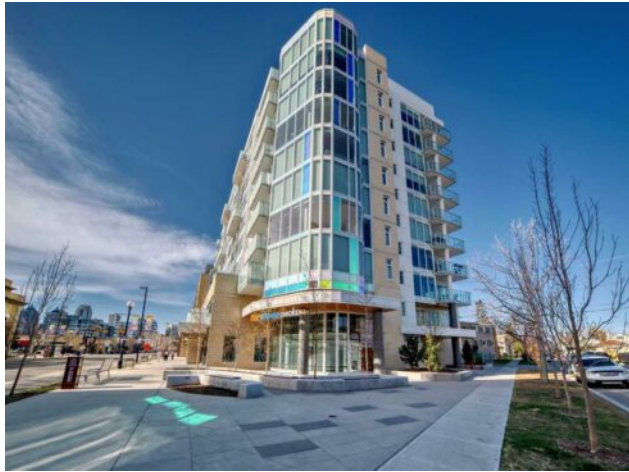


103, 1107 Gladstone Road NW
Calgary, Alberta

MLS # A2180367



\$299,990

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	476 sq.ft.	Age:	2022 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: none

Investor Alert! This tenanted unit in the sought after Theodore in Hillhurst/Kensington is the ideal next investment for your portfolio. Looking for a first home instead? With titled parking and storage and an exceptional pricepoint, you are well on your way to reaping the rewards of home ownership. With a unique entrance and private access, you will marvel at how spacious this unit is. Equipped with built-in AC and in-suite laundry, this gorgeous ground floor unit with private patio is sure to please. High ceilings, floor to ceiling living room windows, luxury vinyl plank throughout and lots of cupboard space rounds off this unit nicely. The location is superb, being across the street from Safeway, a short walk to SAIT, Bow River, shops and cafes of Kensington. Views from the rooftop patio are breathtaking!