

# \$850,000 - 304, 1107 Gladstone Road Nw, Calgary

MLS® #A2184885

**\$850,000**

3 Bedroom, 3.00 Bathroom, 1,209 sqft  
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Discover the pinnacle of luxury living in this pristine three-bedroom, three-bathroom condo, spanning over 1,200 square feet, in the exclusive boutique building, Theodore by Graywood. Meticulously maintained by its original owner, this residence radiates charm and elegance shows 10/10, featuring a spacious deck that offers the perfect spot to unwind. The high-end kitchen is a chef's dream, equipped with ample cabinetry, sleek quartz countertops, a breakfast bar, and upgraded Fisher & Paykel stainless steel appliances. The primary suite is a tranquil retreat with expansive windows, a generous closet, and a spa-like ensuite, complete with a stand-up shower, bathtub, and dual vanity. Two additional well-sized bedrooms and bathrooms round out the living space, ensuring comfort for family or guests. Additional highlights include in-suite laundry, a natural gas BBQ hookup, one titled underground parking stall, a storage locker, and stunning inner-city views from the shared rooftop patio.

This pet-friendly residence perfectly blends style and functionality, placing you just steps away from Kensington's trendy boutiques, cafes, and restaurants, as well as the lush green spaces of Riley Park. Enjoy seamless access to schools, parks, grocery stores, the C-Train, the Bow River, and the vibrant Downtown core, offering an unmatched urban lifestyle. Schedule your private showing today and experience a life of luxury and



convenience.

Built in 2022

### Essential Information

MLS® #	A2184885
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	304, 1107 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1W1

### Amenities

Amenities	Bicycle Storage, Secured Parking, Storage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Built-In Gas Range, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air

# of Stories 10

## Exterior

Exterior Features Balcony

Construction Concrete

## Additional Information

Date Listed January 2nd, 2025

Days on Market 89

Zoning DC

## Listing Details

Listing Office Royal LePage Benchmark

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