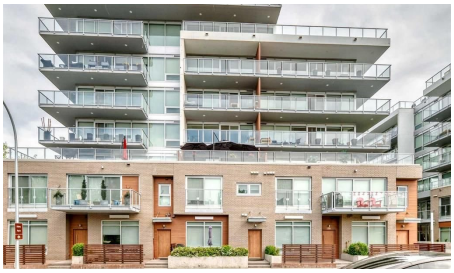
2105 1234 5 Avenue NW

Calgary | Active | MLS® A2315751

$320,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2017**	**561.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Experience modern luxury with both a private outdoor entrance and interior direct access to the parking garage, in Calgary’s highly desirable Hillhurst community. This meticulously maintained concrete residence features a rare private entrance, seamlessly blending the autonomy of a townhouse with the convenience of condo living.The open-concept design is defined by dramatic 9-to-10-foot ceilings, recessed lighting, and expansive windows that frame bright, southern exposures. Culinary enthusiasts will appreciate the kitchen’s sleek quartz surfaces and integrated European appliances. The primary suite serves as a spacious retreat, comfortably hosting a king-sized bed. Residents enjoy exclusive access to fitness facilities, a social lounge, and a secure titled parking stall. Situated steps from the Kensington district, SAIT, University of Calgary and the downtown core, this property offers a sophisticated lifestyle of unparalleled convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2315751
Bedrooms	1
Bathrooms	1
Year Built	2017
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	561.8 sq. ft.
Condo Fee:	$502.50
Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2017 (Age: 9)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1711550
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Roof:	Rubber
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No

Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	EZRA on Riley Park
Community:	Hillhurst
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Built-In Electric Range, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Washer/Dryer Stacked
Inclusions:	Negotiable
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'9" × 11'6" ·
Main Floor	Entrance · 9'8" × 6'1" ·
Main Floor	Kitchen · 15'2" × 6'4" ·
Main Floor	Laundry · 3'3" × 3'2" ·
Main Floor	Bedroom - Primary · 11'1" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	Front Porch, Patio
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	May 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2105-1234-5-avenue-nw-calgary-a2315751/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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