503 1107 Gladstone Road NW

Calgary | Active | MLS® A2353695

$725,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**1,086.24 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Houston Realty.ca

A closer look

Welcome to the Theodore, where it's hard to beat this type of convenience. Residents are a block away from Sunnyside LRT station. Across the street from local groceries, gas, restaurants and boutiques. Moments from Riley Park, Bow River, nearby schools and minutes from Calgary's downtown core. This exceptional corner residence offers a rare opportunity to experience refined urban living in the heart of Kensington. Featuring a thoughtfully designed two bedroom, two bath plus DEN layout, this unit comes with TWO titled parking stalls. Floor to ceiling windows wrap the corner unit in natural light allow for a bright, airy atmosphere while showcasing captivating views. With 9 foot ceilings, elegant luxury vinyl plank flooring and custom built-in closets, it sets the tone for contemporary living. With open concept, the living and dining area flows seamlessly around the kitchen. A private balcony extends the living space outdoors offering the perfect setting to enjoy your morning coffee or unwind in the evening. Combining functional layout, abundant natural light, contemporary finishes and the rare convenience of two parking stalls, enjoy living in one of Calgary's most desirable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353695
Bedrooms	2
Bathrooms	2
Year Built	2022
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:	1,086.24 sq. ft.
Condo Fee:	$640.00

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Professional Management, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Monthly
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	5
Stories Total:	10
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2022 (Age: 4)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2211091;50
Heating:	Forced Air
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Hillhurst
Amenities:	Roof Deck
Appliances:	Dishwasher, Gas Stove, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'5" × 9'6" ·
Main Floor	Dining Room · 16'1" × 9'5" ·
Main Floor	Kitchen · 21'9" × 10'6" ·
Main Floor	Laundry · 6'11" × 4'8" ·
Main Floor	Living Room · 11'5" × 7'11" ·
Main Floor	Bedroom - Primary · 21'5" × 10'2" ·
Main Floor	Den · 7'7" × 7' ·
Main Floor	Walk-In Closet · 6'11" × 6'8" ·
Title to Land:	Fee Simple

Community Features:	Golf, Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Quartz Counters
Exterior Features:	Balcony, BBQ gas line, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/503-1107-gladstone-road-nw-calgary-a2353695/

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