

# \$784,900 - 1203, 1234 5 Avenue Nw, Calgary

MLS® #A2185504

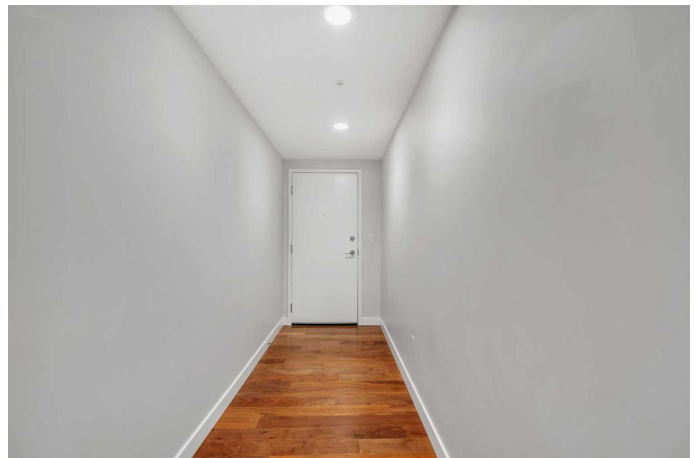
**\$784,900**

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to 1203, 1234 5 Avenue NW. Nestled in the heart of the city, this sophisticated 2-bedroom, 2-bathroom condo offers a perfect blend of contemporary design and urban convenience, with breathtaking views of tranquil Riley Park. Step inside to discover an inviting open-concept layout adorned with high ceilings, and floor-to-ceiling windows that flood the space with natural light. The spacious living and dining areas seamlessly connect to a sleek, modern kitchen featuring quartz countertops, a central island with an eating bar, glossy white cabinetry, and a premium stainless steel appliance package—perfect for both everyday living and entertaining. The primary suite is a luxurious retreat, boasting a walk-in closet and an elegant 5-piece ensuite with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. A generously sized second bedroom and a stylish 4-piece bath offer versatility for children, guests, or a home office. Additional highlights include a convenient in-suite laundry room with a sink and ample storage, a massive balcony with picturesque views of Riley Park, a titled underground parking stall in a secure facility, and an assigned storage locker. Residents of this well-maintained building enjoy access to premium amenities, including a fully equipped fitness centre and a stylish party room. The location is second to none—steps from Riley Park's lush green spaces and close to the West Hillhurst Community Association, Bow River pathways,



trendy Kensington shops and dining, SAIT, schools, public transit, and the downtown core.

Built in 2017

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2185504       |
| Price          | \$784,900      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,145          |
| Acres          | 0.00           |
| Year Built     | 2017           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1203, 1234 5 Avenue Nw |
| Subdivision | Hillhurst              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 0R8                |

**Amenities**

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Parkade, Underground                                                                                                     |

**Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                         |

|              |             |
|--------------|-------------|
| Heating      | Fan Coil    |
| Cooling      | Central Air |
| # of Stories | 8           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 101               |
| Zoning         | DC                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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