

\$759,900 - 1203, 1234 5 Avenue Nw, Calgary

MLS® #A2185504

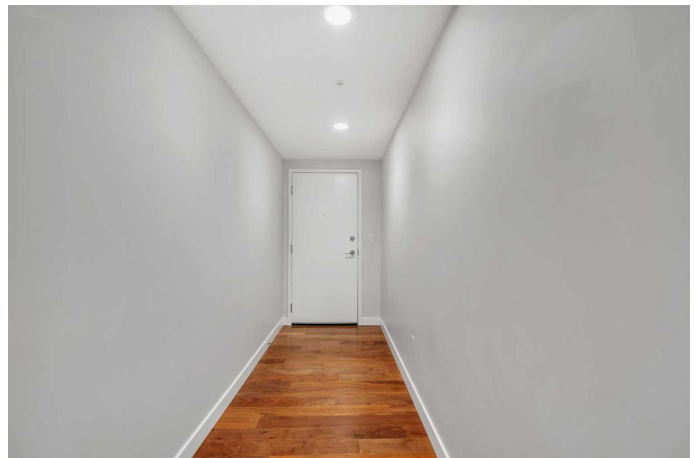
\$759,900

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	\$759,900
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, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove

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	117
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.