



# 1234 5 Avenue Calgary Alberta

\$850,000

Overlooking tranquil Riley Park, this modern & airy 2 bedroom, 2 bath condo presents hardwood floors, high ceilings & floor to ceiling windows allowing plenty of natural light, which showcases an open plan with living & dining areas that are open to the kitchen that's tastefully finished with quartz counter tops, island/eating bar, glossy white cabinetry & a stainless steel appliance package. The primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. The second bedroom & 4 piece bath are perfect for kids or guests. Other notable features include in-suite laundry complete with sink & storage, huge wrap-around balcony with views of Riley Park, one titled secured underground parking stall & an assigned storage locker. Building amenities include a fitness centre & party room. The central location is ideal - steps from Riley Park & close to West Hillhurst Community Association, Bow River pathways, trendy Kensington, SAIT, schools, shopping, public transit & walking distance to the downtown core. (id:6769)

Kitchen 12.67 Ft x 8.50 Ft

Dining room 15.58 Ft x 9.50 Ft

Living room 12.42 Ft x 11.50 Ft

Laundry room 8.17 Ft x 6.83 Ft

Foyer 19.25 Ft x 4.00 Ft

Primary Bedroom 12.58 Ft x 10.08 Ft

Bedroom 9.58 Ft x 8.50 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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