

# \$342,000 - 311, 1107 Gladstone Road Nw, Calgary

MLS® #A2262579

**\$342,000**

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

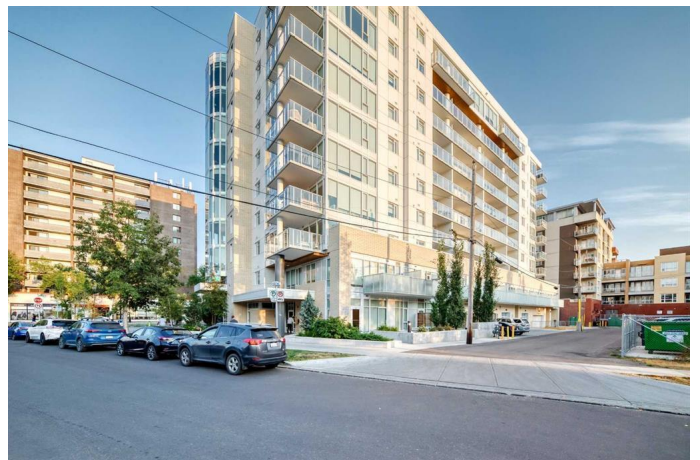
Hillhurst, Calgary, Alberta

One of the best things about Kensington is The Theodore. Situated on the corner of Gladstone and 10th, across from Safeway and LRT, steps from a plethora of artisan shops and moments from the Bow River and pathways, down the hill from SAIT, a short drive to Foothills hospital and UofC and a short walk to work in the core, this building is perfect. This unit has much to offer including high ceilings, built in AC, a large balcony with afternoon sun, gas stove, in-suite laundry and titled parking. This unit is perfect for investors (already tenanted) single professionals or a couple looking to get into the market. Work from home or set up a yoga retreat in your den. The rooftop patio is equipped with 2 bbq, outstanding views (you can see both the mountains and downtown) and lots of seating. You will find a first come first serve bike storage on the first floor. Condo allows one pet per unit, dogs under 25lb. Set up a viewing today with your favourite Realtor or contact me directly for a showing.

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2262579  |
| Price      | \$342,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 592               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 311, 1107 Gladstone Road Nw |
| Subdivision | Hillhurst                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2N 3T1                     |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Roof Deck, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                                   |
| Parking        | Titled, Underground                                                                 |
| # of Garages   | 1                                                                                   |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings     |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 10                                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Mixed       |
| Foundation        | Poured Concrete       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 6th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 31 |
| Zoning         | DC |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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