

# \$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	Elevator(s), Secured Parking, Storage, Bicycle Storage, Fitness Center, Party Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Built-in Features
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	108
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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