

# \$355,000 - 406, 1107 Gladstone Road Nw, Calgary

MLS® #A2267793

**\$355,000**

2 Bedroom, 2.00 Bathroom, 659 sqft

Residential on 0.00 Acres

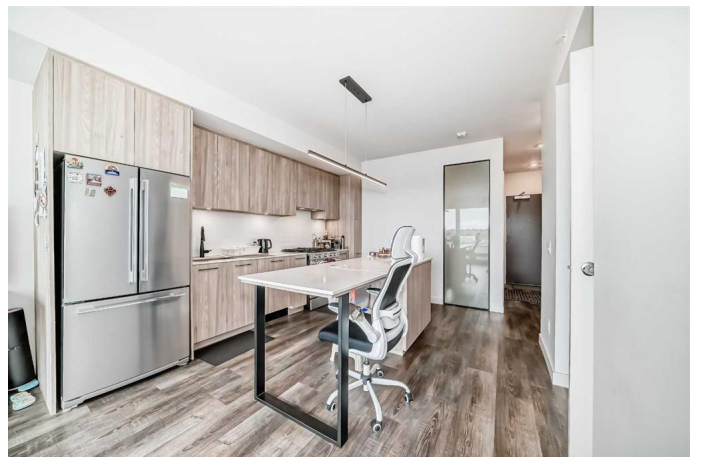
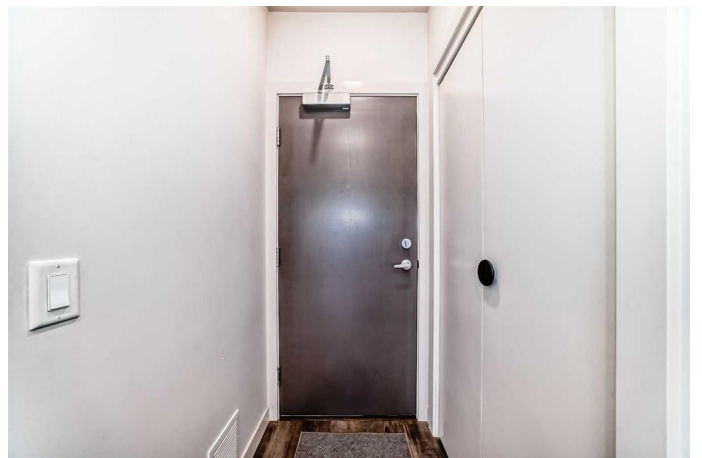
Hillhurst, Calgary, Alberta

The Theodore is one of the most popular and sought after buildings in Kensington. 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 morning sun, gas stove and in-suite laundry. 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 bbqs, 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® #     | A2267793  |
| Price      | \$355,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 659               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 406, 1107 Gladstone Road Nw |
| Subdivision | Hillhurst                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2N 3T1                     |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
| Parking   | None  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings                              |
| Heating           | Forced Air, Natural Gas, Ceiling  |
| Cooling           | Central Air   |
| # of Stories      | 10  |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Other, Outdoor Grill |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Mixed               |
| Foundation        | Poured Concrete               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 1                  |
| Zoning         | DC                 |

## Listing Details

Listing Office

Real Broker

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