

1408, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2295456



\$289,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	404 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Recreation Facilities		

Inclusions: n/a

This concrete-built residence offers the perfect blend of quiet, quality construction and refined inner-city living. Thoughtfully designed one-bedroom unit provides flexible, low-maintenance living in one of Calgary's most vibrant communities. When you're living in the village, living efficiently comes naturally—and with The Ezra's beautifully appointed resident lounge, you'll always have the perfect space to host and entertain. From the moment you enter, the building impresses with its elegant, secure foyer and upscale finishings throughout. Inside the unit, that same level of quality continues with natural maple hardwood floors, sleek white walls, quartz countertops, high-gloss cabinetry, and modern fixtures. The kitchen is both stylish and functional, offering efficient storage and quality appliances. A full east-facing wall of windows fills the space with natural morning light and opens onto a spacious balcony overlooking Riley Park and downtown—complete with a gas BBQ line for effortless outdoor living. Comfort is elevated with in-suite laundry, in-tile heated bathroom floors, and in-unit air conditioning controlled by a Nest thermostat, allowing you to tailor your environment year-round. An intelligently designed, partially obscured glass wall separates the bedroom, maintaining an open, airy feel while providing privacy. A full bathroom completes the space. Residents enjoy access to exceptional amenities, including a stunning second-level lounge with a fully equipped kitchen, designer furnishings, and a wine room with optional storage—perfect for hosting or relaxing. The adjacent West building offers a well-equipped fitness centre, and the heated underground parkade connects both buildings for seamless access in every season. Additional features include underground visitor parking, secure bike storage, a

private storage locker, and pet-friendly living. With Riley Park just outside your door, enjoy year-round access to green space, gardens, and walking paths. You're steps to SAIT, the LRT, river pathways, and all the shops, restaurants, and lifestyle amenities that make Kensington one of Calgary's most desirable—and walkable—communities.