

**122, 1110 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2346431**



**\$535,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillhurst                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,402 sq.ft.                       | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                             | <b>Condo Fee:</b> | \$ 972 |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame     | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Storage       |                   |        |

**Inclusions:** N/A

**RARE TWO-STOREY TOWNHOME-STYLE CONDO FACING RILEY PARK!** This beautifully updated 2-bedroom + large bonus/flex room, 2.5-bath home offers the space, privacy and feel of a townhome, complete with its own private entrance and balcony overlooking Riley Park. The main floor welcomes you with 9' ceilings, an open kitchen with excellent storage and workspace, and a bright living and dining area centred around a cozy corner fireplace. Upstairs, the spacious primary bedroom is a true retreat with gorgeous park views, a 3-piece ensuite and its own private balcony—the perfect spot for your morning coffee. A second bedroom, generous bonus room and 4-piece bath complete the upper level. Recent upgrades include new flooring, fresh paint and additional improvements throughout. A titled indoor tandem parking stall and storage complete the package. Step outside and you're an easy stroll to Riley Park, the shops, restaurants and caf  s of 10th Street, and everything that makes Kensington one of Calgary's most sought-after neighbourhoods. A home that offers the best of condo convenience with the space and feel of a townhome, in a location you'll love coming home to.