

# \$299,999 - 1408, 1234 5 Avenue Nw, Calgary

MLS® #A2234654

**\$299,999**

1 Bedroom, 1.00 Bathroom, 410 sqft

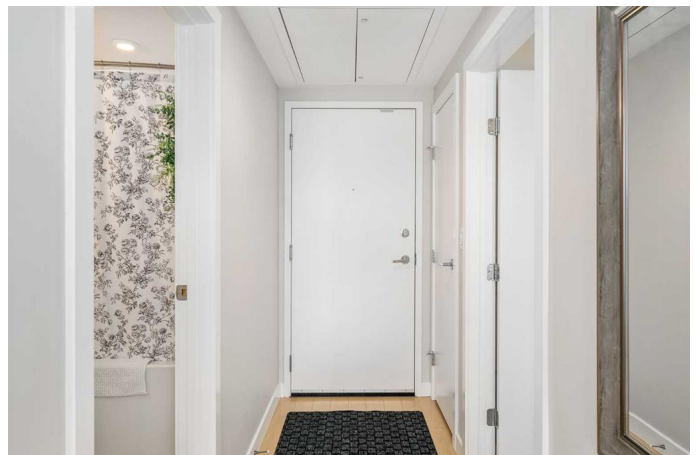
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome home to EZRA on Riley Park! This is an exceptional opportunity to own a stylish 410 sq ft 1-bedroom, 1-bathroom condo in the highly desirable inner-city community of Hillhurst. Ideally located on the 4th floor of a premium concrete building, this bright, East-facing unit backs directly onto beautiful Riley Park and offers panoramic downtown skyline views from a large, private covered balcony equipped with a natural gas line for BBQs. The highlight of this patio is that no neighbors are looking in to your unit and you can enjoy the leafy green views from the Park! Inside, you'll find a thoughtfully designed, open-concept layout featuring floor-to-ceiling windows, hardwood flooring, and high ceilings that create a spacious and modern feel. The contemporary kitchen is outfitted with sleek, high-gloss cabinetry, quartz countertops, and upgraded appliances, making it functional and sophisticated.

The bedroom includes a large closet and easy access to the elegant 4-piece bathroom, which features tile flooring and quartz counters. Additional highlights include in-suite laundry complete with a washer and dryer, radiant in-floor heating, and unit-controlled central air conditioning and heating managed by a Nest thermostat.

This unit also comes with a secure storage unit on level 2. As a resident of EZRA, you'll enjoy access to premium amenities such as a fully equipped fitness centre, underground visitor parking, and the exclusive Ezra Lounge,



which includes a wine storage/tasting room, a full kitchen, and a cozy fireplace. With an unbeatable location just steps from SAIT, the Sunnyside LRT station, Kensington's shops and restaurants, downtown, and the Bow River pathways, this home truly offers the best of urban living. Whether you're a first-time buyer, downsizer, or investor, this condo checks all the boxes!

Built in 2017

**Essential Information**

MLS® #	A2234654
Price	\$299,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	410
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1408, 1234 5 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R9

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking
Parking	None, See Remarks

**Interior**

Interior Features	Elevator, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage
Appliances	Dishwasher, Electric Range, Garburator, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	32
Zoning	SR

## Listing Details

Listing Office	CIR Realty
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