

\$1,149,000 - 2631 5 Avenue Nw, Calgary

MLS® #A2060692

\$1,149,000

4 Bedroom, 4.00 Bathroom, 2,008 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

**** Open House - Nov. 4th 1-3pm and Nov. 5th 1-3pm **** Welcome to this beautiful, modern showstopper detached infill in the heart of West Hillhurst with South facing back yard.

The craftsmanship begins outside with an elegant facade wrapped in aged brick and James Hardie siding. As you walk into the home, you are greeted with an open floor plan with soaring 10 feet ceilings, engineered hardwood, a huge 14 feet island, and floor to ceiling windows. At the front of the home is the dining room, followed by a chef's kitchen, an entertainers dream. The kitchen consists of designer Cesarstone quartz, and painted wood and stained white oak. The appliance package is unlike any other with a built in Jennair fridge and dishwasher, Fulgor Milano microwave and range. The upper floor consists of 3 spacious bedrooms, an ensuite with a custom curbless shower, freestanding tub, and dual vanities. The ensuite is complete with a walk-in steam shower, as well as in-floor heating for cold winter days. In the basement is a wet bar made to entertain with a dedicated beverage centre. The basement is kept warm with an upgraded hydronic heating that keeps it warm while maintaining a low energy bill. In the summer times, there is a central A/C to keep the home cool. There is a double detached garage in the back and a spacious deck for all family and friends gathering. This home features a south facing backyard with great sun exposure throughout all the seasons. It is minutes away from the Bow River, Helicopter



Park, Sunterra Food Market, and off leash dog parks. Many prestigious schools are at a walking distance such as Queen Elizabeth High School, University School, and Westmount Charter School. Book your showing today!

Built in 2023

Essential Information

MLS® #	A2060692
Price	\$1,149,000
Sold Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2631 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No
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	Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Washer/Dryer
Heating	Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Humidity Control
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2023
Date Sold	November 10th, 2023
Days on Market	136
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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