

\$1,399,000 - 2719 5 Avenue Nw, Calgary

MLS® #A2097181

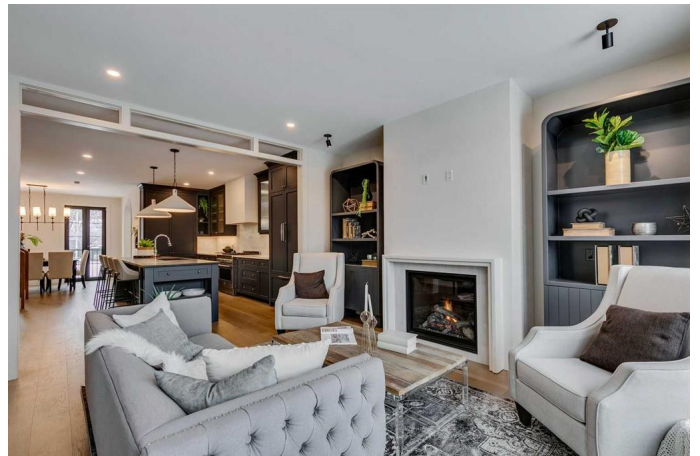
\$1,399,000

4 Bedroom, 5.00 Bathroom, 2,523 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

EXPLORE THIS HOME WITH OUR VIRTUAL TOUR! | BRAND NEW BUILT | 3 STOREY BROWNSTONE | SOUTH YARD | DOUBLE DETACHED GARAGE | HIGH-END DESIGN | ROOFTOP PATIO WITH CITY VIEWS | 4 TOTAL BEDROOMS | 4.5 BATHROOMS | FINISHED BASEMENT WITH GYM & A WET BAR | AMAZING DESIGN & INNER-CITY LOCATION! Newly built 3-storey luxurious New York Style brownstone! Centrally located with a south-facing yard. Exquisite curb appeal with classic red brick exterior and elegant black accents. Inside over 3,330 sq. ft. of developed space has been expertly designed with light, wood and glass to create a designer space that is truly gorgeous yet extremely functional for any busy family. Dramatic floor-to-ceiling windows in the dining room open to Juliet balconies which add an airiness to this causally elegant entertainment space. Show off your culinary prowess in the gorgeous chef's kitchen featuring high-end appliances, a 6-burner gas stove, full-height cabinetry and a massive centre island. Sit back and relax in front of the focal fireplace with built-ins for storage and display in the inviting living room. Oversized patio doors stream in sunshine and provide easy access to the south patio and yard inviting a carefree indoor/outdoor lifestyle. The main floor is completed by a mudroom with custom storage and a privately tucked away powder room. On the second level are 2 of the bedrooms each with walk-in closets and their own bathrooms



for ultimate privacy. Laundry with storage and a sink is also conveniently on this level. The third uppermost level is a true owner's sanctuary thanks to the extra windows, great views, a huge custom walk-in closet and a lavish ensuite featuring dual sinks, a deep soaker tub and an oversized rain shower. Gather in the bonus room or use this adjacent space for a quiet escape all to yourself. Enjoy peaceful morning coffees and evening beverages on the south-facing rooftop balcony with city views as the beautiful backdrop. A ton more versatile space awaits in the sunshine-filled, fully-finished basement. Just as stylishly designed as the rest of the home the rec room invites everyone to come together over movies and games with a built-in wet bar for easy snack and drink refills. A glass-enclosed gym ensures plenty of space to get your workouts in without having to leave home. Also on this level is a 4th bedroom and another full bathroom. The extra deep backyard nestled behind the double detached garage will be your favourite warm-weather destination for barbequing or unwinding on the private patio with sunny south exposure. Incredibly located in this friendly inner-city community with tranquil river pathways, Edworthy Park, Riley Park, Kensington and unlimited amenities, award-winning restaurants, quaint cafes and more!

Built in 2023

Essential Information

MLS® #	A2097181
Price	\$1,399,000
Sold Price	\$1,385,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,523
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2719 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Refrigerator, Dishwasher, Gas Oven, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Views
Roof	Asphalt Shingle, Metal

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	April 17th, 2024
Days on Market	105
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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