

\$649,900 - 2109, 1234 5 Avenue Nw, Calgary

MLS® #A2102433

\$649,900

2 Bedroom, 3.00 Bathroom, 1,653 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Upscale inner city living doesn't get any better than in this exquisitely appointed home in EZRA ON RILEY PARK...this highly-coveted condo project from Birchwood Properties backing onto historic Riley Park. One of the sought-after townhomes offering 2 levels of contemporary air-conditioned living, this beautiful home in the West tower of this concrete & steel complex enjoys upgraded flooring throughout, 2 bedrooms & 2.5 bathrooms, sleek designer kitchen with quartz countertops & 2 titled underground parking stalls for your exclusive use. Truly sensational open concept main floor with 9ft ceilings, expansive living room with wall of windows, dining area with huge pantry/closet & fully-loaded kitchen with quartz waterfall island & full-height white glossy cabinets, glass backsplash & stainless steel appliances highlighted by the Fisher&Paykel gas stove & Blomberg 4-door fridge. Upstairs there are 2 bedrooms & 2 full baths; the owners' suite comes complete with an awesome walk-in closet complete with built-ins & luxurious ensuite with free-standing soaker tub, double vanities & oversized glass shower. Additional features & extras include 2nd floor laundry with sink & Whirlpool washer/dryer, quartz counters & tile floors in the bathrooms, unit-controlled central air & heating, roller blinds & West-facing patio with gas BBQ line. The 2 titled parking stalls (side by side) & assigned storage cage are both conveniently located on the same parkade level. The lucky residents of



EZRA also have access to the fantastic amenities: fitness centre, bike storage, EZRA CLUB lounge with wine storage/tasting room, inviting lobbies plus underground visitor parking for their guests. Coveted location next to the Hillhurst/Sunnyside community centre, only a few short minutes to SAIT & LRT, trendy Kensington district, river pathways & downtown. Welcome home!

Built in 2017

Essential Information

MLS® #	A2102433
Price	\$649,900
Sold Price	\$631,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,653
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2109, 1234 5 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R9

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking
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Parking Spaces	2
Parking	Parkade, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, City Lot, Corner Lot, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Rubber
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	April 1st, 2024
Days on Market	73
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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