

\$1,399,000 - 2721 5 Avenue Nw, Calgary

MLS® #A2108099

\$1,399,000

4 Bedroom, 5.00 Bathroom, 2,716 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

BRAND NEW BUILT | SOUTH BACKYARD | DOUBLE DETACHED GARAGE | HIGH-END DESIGN | ROOFTOP PATIO WITH CITY VIEWS | 4 TOTAL BEDROOMS | 4.5 BATHROOMS | FINISHED BASEMENT WITH A WET BAR | AMAZING DESIGN & INNER-CITY LOCATION | Brand new built luxurious home perfectly located with a south-facing yard in the desirable community of West Hillhurst. This home offers an incredible opportunity to live in luxury and convenience. This home showcases superb curb appeal with a classic red brick and an elegant black accents exterior. Inside boasts over 3,600 sq. ft of developed space that has been expertly designed with light wood accent to create a designer space that is truly gorgeous and functional for any busy family. Theatrical floor-to-ceiling windows in the dining room open to Juliet balconies which adds an airiness to this modern entertainment space. Show off your culinary expertise in the gorgeous chef's caliber gourmet 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 cozy focal fireplace with built-ins on either side 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 room with storage and a sink is also conveniently located 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 spa like ensuite featuring dual sinks, a deep soaker tub and an oversized rain shower. Gather in the bonus room or use this nearby 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 useful space awaits in the sunshine-filled, fully finished basement. Just as elegantly 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 separated area ensures plenty of space to get your workouts in without having to leave home or create an at home work space. 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 favorite warm-weather destination for barbecuing 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® #	A2108099
Price	\$1,399,000
Sold Price	\$1,350,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,716
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2721 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 Range, 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	February 22nd, 2024
Date Sold	April 6th, 2024
Days on Market	44
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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