

\$1,499,000 - 2716 5 Avenue Nw, Calgary

MLS® #A2111810

\$1,499,000

4 Bedroom, 4.00 Bathroom, 2,473 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to a French-inspired masterpiece showcasing top tier elegance and luxury! Introducing our stunning semi-detached infill residence, a three-story haven where sophistication meets comfort and functionality. Architectural design by SCALA; built + interior designed by the published and esteemed builder LT HOMES + nestled in the coveted neighborhood of West Hillhurst, this home is a true testament to refined living. As you enter this meticulously crafted dwelling under 10' ceilings on the main floor, the discerning eye will appreciate the exquisite attention to detail + the highest-grade finishings throughout, setting a new standard for luxury living. The main floor boasts an inviting semi-open concept layout, adorned with designer finishes that evoke the timeless charm of French architecture. A gourmet kitchen awaits the culinary enthusiast, equipped with top-of-the-line appliances, gorgeous cabinetry and a spacious island. This custom-crafted home is enhanced by a stylish + functional inclusion of a butler's pantry + front formal dining area. The rear mudroom offers yet another functional space. The living area flows seamlessly to a walk-out rear patio, creating a perfect oasis for entertaining or enjoying a quiet moment amidst nature. Discover tranquility on the second floor, where two additional beautifully appointed bedrooms await. Each bedroom is a sanctuary of comfort, offering ample space and natural light complete with large walk-in closets. The



laundry room is intelligently placed to service both upper levels of this home. Need a space to focus and innovate? The home office on the second floor provides a quiet retreat, ideal for productivity and creative thinking. This quaint retreat could also be used as a nursery or fifth bedroom with the addition of a closet. Elevate your fitness routine with the upper-level gym, a private (flex) space where you can sculpt your body in your own personal retreat or take in a book if you would rather use this as an upper level loft or even second home office. The primary suite exudes luxury, featuring a spa-like ensuite complete with heated tile floors + a walk-in closet that would impress the most discerning fashion enthusiast. The addition of an upper coffee bar adds a charming touch, making savouring your morning cup of coffee on the terrace above effortlessly delightful. On the lower level, discover a guest bedroom with its own private bathroom, + an expansive media room, perfect for unforgettable movie nights. With a thoughtfully designed layout + upscale features, this French-inspired three story infill home redefines modern living. Indulge in the epitome of luxury as you relax on the upper terrace, work out in your private gym, or find inspiration in your home office. Situated just a stone's throw from a large park at the end of the street, the Bow River + many pathways, minutes from downtown + still within the rustic beauty of Calgary's west side, this location is unmatched. Contact us for a private viewing!

Built in 2024

Essential Information

MLS® #	A2111810
Price	\$1,499,000
Sold Price	\$1,503,538
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,473
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Sold

Community Information

Address	2716 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Range, Washer/Dryer
Heating	Forced Air, In Floor, In Floor Roughed-In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle



Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	July 5th, 2024
Days on Market	121
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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