

\$1,199,000 - 2631 5 Avenue Nw, Calgary

MLS® #A2131086

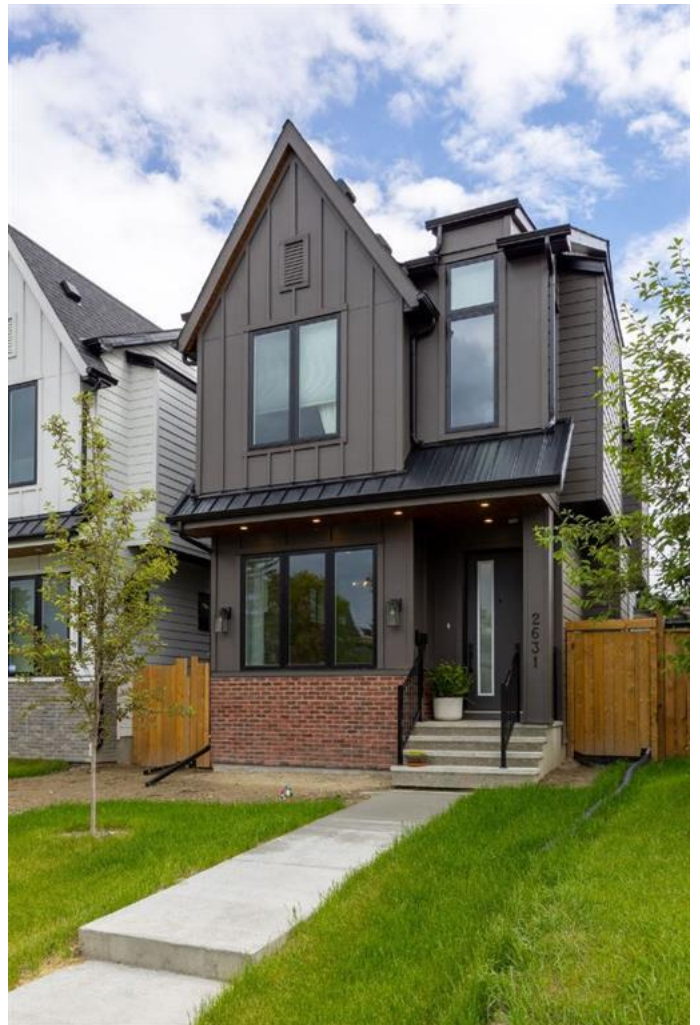
\$1,199,000

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.01 Acres

West Hillhurst, Calgary, Alberta

Experience the allure of this stunning, contemporary detached infill nestled in the heart of West Hillhurst, boasting a sun-drenched South facing backyard. The exterior showcases exquisite craftsmanship, marrying aged brick with James Hardie siding for a timeless elegance. Step inside to discover a spacious, open-concept layout adorned with 10-foot ceilings, engineered hardwood floors, and expansive floor-to-ceiling windows flooding the space with natural light. The main level hosts a chic dining area leading seamlessly into a chef's kitchen, featuring a grand 14-foot island and top-of-the-line amenities including designer Cesarstone quartz countertops, painted wood cabinetry, and stained white oak accents. Equipped with premium Jennair appliances, a Fulgor Milano microwave, and range, this kitchen is a culinary enthusiast's dream. Upstairs, three generous bedrooms await, including a luxurious ensuite boasting a custom curbless shower, freestanding tub, and dual vanities, complemented by a walk-in steam shower and in-floor heating for ultimate comfort. The basement is designed for entertainment, showcasing a sleek wet bar with a dedicated beverage center, enhanced by upgraded hydronic heating for cozy gatherings year-round. Additional features include, a double detached garage, roughed in for A/C, and an expansive deck perfect for hosting family and friends. Enjoy the convenience of a south-facing backyard with abundant sunlight



and proximity to the Bow River, Helicopter Park, Sunterra Food Market, and off-leash dog parks. With prestigious schools such as Queen Elizabeth High School, University School, and Westmount Charter School just steps away, this home offers both luxury and convenience. Schedule your viewing today and discover the epitome of modern living!

Built in 2022

Essential Information

MLS® #	A2131086
Price	\$1,199,000
Sold Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.01
Year Built	2022
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 V
	Floorplan, Recessed Lighting
	Tray Ceiling(s), Walk-In Clo
	Sound
Appliances	Dishwasher, Freezer, Ga
	Washer/Dryer, Window Cove
Heating	Central, High Efficiency, In F
	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, Woc
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 4th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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