

\$1,649,000 - 2031 5 Avenue Nw, Calgary

MLS® #A2145374

\$1,649,000

6 Bedroom, 5.00 Bathroom, 3,250 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

FULLY DEVELOPED | 3250 SQFT ABOVE GRADE| 6 BEDROOMS (2 masters with full ensuites) | 4.5 Bathrooms | Triple Garage| OPEN CONCEPT- Welcome to your dream oasis nestled in the prestigious community of West Hillhurst! This stunning home offers over 4700 sqft of luxury living, unparalleled craftsmanship and elegance at every turn. As you step through the grand entrance, you are greeted by soaring 10-foot ceilings and exquisite hardwood flooring, setting the tone for the opulence that awaits. The foyer leads seamlessly into the heart of the home, where the expansive open-concept layout beckons you to explore further. To your left, a spacious front office awaits, providing the perfect space for productivity and creativity. Adjacent to the office, a welcoming front family room offers a cozy retreat for intimate gatherings or simply unwinding after a long day. The gourmet chef's kitchen is a culinary masterpiece, meticulously designed with the discerning homeowner in mind. Custom cabinets crafted with precision detail line the walls, providing ample storage space. Granite countertops and high-end stainless steel appliances, including a second spice kitchen, this kitchen is both functional, luxurious and boasting a massive pantry. The kitchen flows effortlessly into the spacious dining area and living room. Floor-to-ceiling windows flood the space with natural light, offering panoramic views of the south facing backyard. Gas Fireplace in the living room provides the perfect ambiance for cozy



evenings spent indoors, adding warmth and charm to the space. Next, retreat to one of the two luxurious master suites, where tranquility awaits. Each master suite boasts a spacious layout, a spa-like ensuite bathroom with heated flooring, a deep soaking tub, walk-in steam shower, dual vanity, and a skylight. With their generous proportions and elegant finishes, these master suites offer a true escape from the hustle and bustle of daily life. In addition to the two master suites, this magnificent home features four additional bedrooms, each thoughtfully designed with comfort and style in mind. Whether used as guest rooms, children's bedrooms, or a home gym, these versatile spaces offer endless possibilities for customization. The basement offers hydro heated flooring under the tile, ensuring cozy warmth throughout the space, along with a large wet bar, perfect for entertaining guests, and a spacious rec room ideal for games, movie nights, or simply relaxing with family and friends. This home also features beautiful stone exterior, 2 Furnaces, 2 A.C. units for cooling during warmer months, triple pane windows for noise reduction, stucco over insulation panels on the exterior, sprinkler system to keep back yard lush. Outside a large deck awaits, providing the perfect setting for outdoor gatherings, relation, and entertainment. Triple Garage insulated and drywalled with 100 amp panel for work shop or electric car charging needs. Amenities boutique shops, trendy cafes, schools.

Built in 2011

Essential Information

MLS® #	A2145374
Price	\$1,649,000
Sold Price	\$1,598,300

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,250
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2031 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0S4

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Bar, Beamed Ceilings, Chandelier, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Range, Induction Cooktop, Microwave, Refrigerator, Range Hood, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	November 15th, 2024
Days on Market	140
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.