

\$1,099,000 - 2312 5 Avenue Nw, Calgary

MLS® #A2155161

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,202 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Discover a remarkable opportunity with this expansive family residence, set on a lush 42x130 lot featuring a partial basketball court. Built in 2004, this home combines modern design with generous space, perfect for both family living and entertaining. The inviting exterior and entryway open to a versatile main floor layout, including a dedicated office, a formal dining area, and a great room with a striking 18-foot ceiling. The chef's kitchen is a highlight, boasting new quartz countertops, extensive maple cabinetry, a walk-through pantry, and stainless-steel appliances. Upstairs, you'll find three spacious bedrooms, including a master suite with a luxurious ensuite that has heated floors and a walk-in closet. One of the bedrooms also features its own private balcony with city views. The lower level is thoughtfully designed with under-slab heating and includes a media room wired for sound, a guest suite, and a full bath.

Additional features include cherry hardwood flooring, a maple staircase, soaring ceilings, air conditioning, and a triple detached insulated garage. Recent updates include new carpeting on the upper level, a new stove, and a new hood fan. Situated in one of Calgary's most desirable neighborhoods, this home offers convenient access to schools, parks, pathways, and downtown. Professionally cleaned and ready for you to move in!

Built in 2003



Essential Information

MLS® #	A2155161
Price	\$1,099,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2312 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0S9

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Chandelier, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Courtyard

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 14th, 2024

Date Sold October 11th, 2024

Days on Market 27

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Homecare Realty Ltd.

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