



THE
A-TEAM

**RE/MAX
FIRST**

2716 5 Avenue, Calgary T2N0T8

MLS®#: **A2111810**

Area: **West Hillhurst**

Listing Date: **03/06/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,472

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,472

Lot Information

Lot Sz Ar:

2,997 sqft

Lot Shape:

DOM

74

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,In Floor Roughed-In,Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

See Remarks

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Garage Control(s),Microwave,Range,Refrigerator,Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Entrance

Kitchen

Mud Room

Bedroom

Office

Level

Main

Main

Main

Second

Second

Dimensions

5`11" x 7`0"

9`6" x 14`8"

5`2" x 7`8"

10`1" x 13`0"

9`10" x 10`1"

Room

Dining Room

Living Room

Other

Bedroom

Living Room

Level

Main

Main

Main

Second

Second

Dimensions

9`10" x 13`7"

12`6" x 14`6"

4`6" x 6`5"

9`7" x 12`9"

7`0" x 9`7"

Bedroom - Primary
Game Room
2pc Bathroom
5pc Ensuite bath

Third
Lower
Main
Third

13`0" x 13`7"
15`7" x 19`3"
4`11" x 5`2"
9`6" x 13`2"

Exercise Room
Bedroom
5pc Bathroom
4pc Bathroom

Third
Lower
Second
Lower

10`1" x 14`8"
12`3" x 13`10"
9`7" x 11`2"
5`3" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

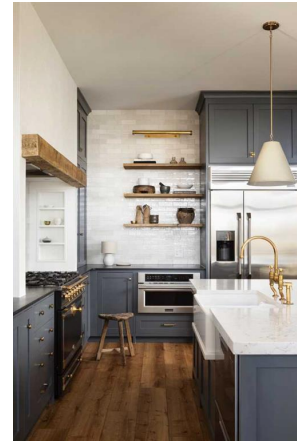
A/C + Vacuum System Rough Ins
The Real Estate District

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





MAIN SPACE
Concept Board



PRIMARY BED & BATH
Concept Board

PLUMBING FIXTURES



2716 5 AVE NW

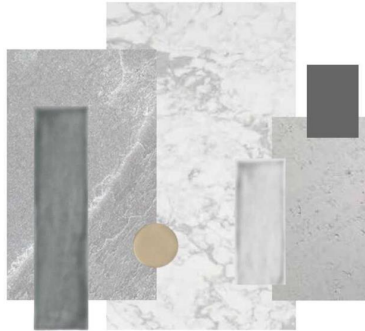
THE KITCHEN





2716 5 AVE NW

FINISHES & FIXTURES



2716 5 AVE NW



2716 5 AVE NW

