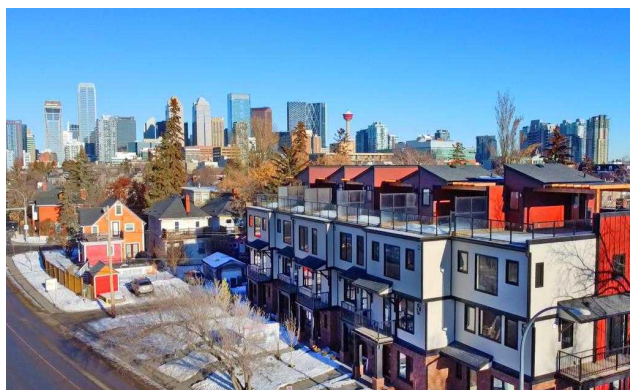


2222 5 Street, Calgary T2S 3J1

MLS®#: **A2123041** Area: **Cliff Bungalow** Listing Date: **04/17/24** List Price: **\$1,150,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 26-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,698**
 Low Sqft:
 Ttl Sqft: **1,698**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding**
 Heating: **Fireplace(s), Forced Air, Natural Gas** Flooring: **Tile, Vinyl Plank**
 Sewer: **Balcony, BBQ gas line, Private Entrance** Water Source:
 Ext Feat: **Balcony, BBQ gas line, Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	13`4" x 10`6"	Kitchen	Second	17`1" x 13`11"
Living Room	Second	17`0" x 13`8"	2pc Bathroom	Main	2`7" x 6`11"
Bedroom	Main	9`1" x 12`11"	Furnace/Utility Room	Main	6`9" x 4`8"
4pc Bathroom	Third	8`10" x 7`9"	5pc Ensuite bath	Third	5`5" x 15`1"
Bedroom	Third	8`10" x 10`10"	Den	Third	7`10" x 7`10"
Bedroom - Primary	Third	11`9" x 13`2"	Walk-In Closet	Third	8`10" x 8`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$344

Fee Simple

M-CG d111

Fee Freq:

Monthly

Legal Desc:

2212030

Remarks

Pub Rmks:

This BRAND NEW three-story townhome with roof top patio built by Knightbridge, renowned for their quality construction of real brick and hardy board exterior ensuring durability and longevity while offering functional and beautiful living spaces. Situated in the Mission/Cliff Bungalow district, known for its urban luxury and proximity to downtown, and steps to trendy restaurants, pubs, shopping, and river pathways. Three bedrooms + den and two and a half baths cater to comfort and convenience. The open-concept main floor is flooded with natural light creating an inviting atmosphere whether it be entertaining guests or a quiet night in. Gourmet kitchen equipped with high-end appliances, paneled fridge, DENCA cabinets and a massive island provides both functionality and style. The other side of the kitchen features a full built in pantry with roll outs, a coffee bar with quartz counters, and an additional versatile nook. Vinyl plank flooring throughout adds a touch of modernity and is easy to maintain. Luxurious family room with focal fireplace, floating shelves, and recessed lighting creates an elegant ambiance for entertaining or relaxation. The master retreat on the third floor features his and her sinks, a freestanding tub, a magnificent shower, heated ceramic tile floors, and a large walk-in closet with custom built-ins, offers a luxurious escape. Additional bedroom and full bath, laundry and den on the third floor provide ample accommodation for guests or family members. On the entry level, there is a half bath that adds convenience, 3rd bedroom, loads of storage and direct access to your private garage. The massive 579 sqft rooftop patio with pergola offers amazing views of the surrounding area, perfect place for friends to gather and relax. A unique feature adding value and enhancing the property's appeal, providing an exclusive retreat for owners to enjoy the scenery and enough space to lounge, dine, even put a sauna. There is a fully finished heated double attached garage with plug in for your electric car. Other features include: Fully landscaped front yard, A/C, and triple glazed LUX windows. This prime location offers numerous schools within walking distance, Montessori School of Calgary, Earl Grey and Western Canada High School to name a few. Overall, this townhome combines modern comfort, luxury amenities, and urban convenience in a highly desirable location, making it an attractive investment for buyers seeking upscale urban living in Calgary's vibrant Mission/Cliff Bungalow district.

Inclusions:

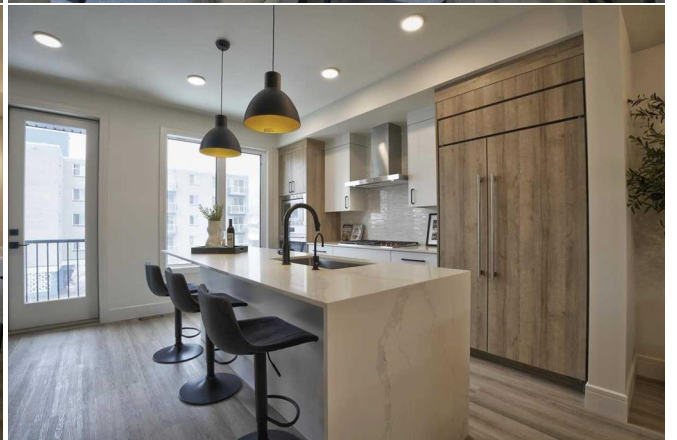
N/A

Property Listed By:

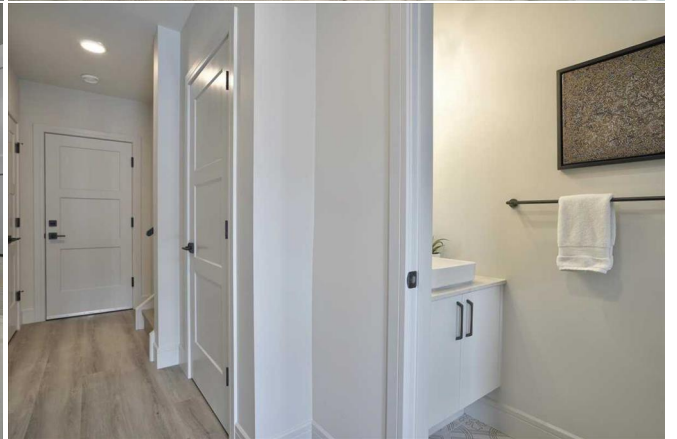
Real Broker

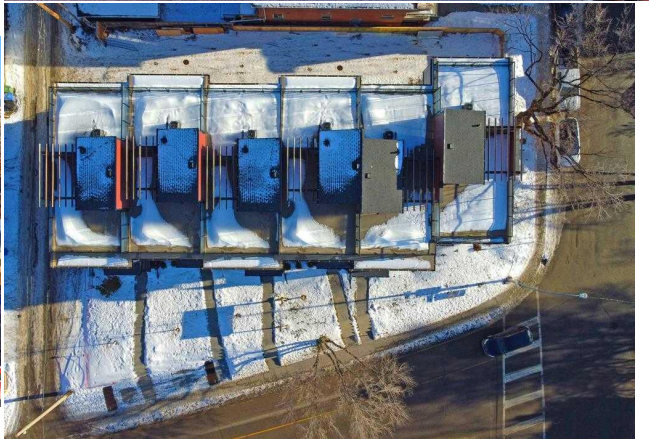
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





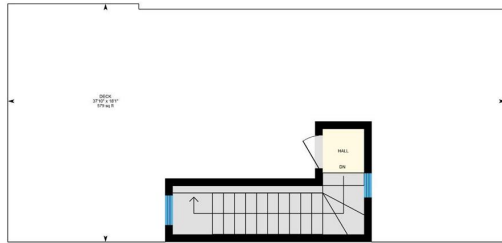






2222 5 St SW, Calgary, AB

3rd Floor Exterior Area 106.71 sq ft
Interior Area 69.95 sq ft



0 3 6

PREPARED: 2024/04/17



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2222 5 St SW, Calgary, AB

2nd Floor Exterior Area 822.10 sq ft
Interior Area 702.09 sq ft



0 3 6

PREPARED: 2024/04/17



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2222 5 St SW, Calgary, AB

Main Floor Exterior Area 739.39 sq ft
Interior Area 645.39 sq ft



0 4 8

PREPARED: 2024/04/17



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2222 5 St SW, Calgary, AB

1st Floor Exterior Area 334.49 sq ft
Interior Area 283.11 sq ft
Excluded Area 411.02 sq ft



0 4 8

PREPARED: 2024/04/17



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.