



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2634 5 Avenue, Calgary T2N 0T6**

MLS®#: **A2124402**

Area: **West Hillhurst**

Listing Date: **04/19/24**

List Price: **\$1,325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,997 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,951**  
Low Sqft:  
Ttl Sqft: **1,951**

DOM

**31**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 15`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 9`7"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`9" x 6`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`4" x 14`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>25`1" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 9`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 9`6"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>9`10" x 7`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

4pc Bathroom	Basement	5pc Ensuite bath	Second
Title:		Legal/Tax/Financial	
Fee Simple		Zoning:	
Legal Desc:		R-C2	
TBV		Remarks	
Pub Rmks:		<p><b>MOVE IN TODAY! Now is your chance to own your own timeless NEW YORK-INSPIRED BROWNSTONE in WEST HILLHURST! This brand-new 4-BED, 3.5-BATH detached infill from City Side Developments has no detail overlooked as each inch of the home is uniquely designed to utilize the space expertly while adding the modern, upscale touches you expect from a high-end infill. The upgraded, designer touches begin before you step foot over the threshold w/stunning full height brick, oversized windows, &amp; stairs that span the full width of the home. Stepping into the front foyer, you're welcomed to open views across the HERRINGBONE hardwood floors under 11-FT CEILING. The showstopper is the central chef-inspired kitchen, w/ a complete MIELE stainless steel appliance package, ceiling-height double shaker-style cabinetry w/ built-in under-cabinet LED lighting, built-in pantry, &amp; an oversized 14-ft central island w/ waterfall edges &amp; bar seating for 7! The formal dining room is bright &amp; welcoming, w/ views onto the front yard through 9-ft tall panelled windows. Complementing the modern, upscale feel is the large living room w/ a gas fireplace showcasing a contemporary black custom tile surround w/ a built-in low tv counter. Plus, enjoy an incredible indoor/outdoor experience w/ the 9' sliding glass doors that take you out to the 10-ft x 17-ft rear deck. Complimenting this level is also a side mudroom w/ a built-in closet &amp; a stylish powder room w/ a full-height mirror w/inset back lighting. Custom designer touches continue upstairs w/ a floor-to-ceiling glass stairwell wall &amp; open riser wood-wrapped stairs leading you up to the exquisite primary suite. The suite features three oversized windows, a 20-FT long walk-in closet unlike any you've ever seen, &amp; a spa-like 5-pc ensuite w/ sliding barn door entrance, a custom STEAM SHOWER w/ built-in floating QUARTZ bench &amp; full-height tile surround, a freestanding soaker tub, &amp; double vanity w/ built-in LED lighting. The two secondary bedrooms each feature a walk-in closet &amp; share the use of the modern 4-pc bath. The upper floor also has a convenient laundry room w/ a sink, tower cabinet, &amp; quartz folding counter. The living space continues into the fully developed basement, adding an additional living space for your family! Spread out across the large rec room w/ a full wet bar, dedicated HOME GYM space, built-in desk in the hallway, plus a fourth/guest bedroom, &amp; a 4-pc main bath - perfect for guests or older kids. An infill this incredible needs a community to match, &amp; West Hillhurst offers just that! The location is a stone's throw to the Helicopter Park &amp; close proximity to the West Hillhurst Community Assoc. &amp; Outdoor Pool, West Hillhurst Off Leash Park, Made by Marcus, &amp; all Kensington has to offer! Close to schools such as the sought after WESTMOUNT Charter School, Queen Elizabeth School &amp; High School, University of Calgary, SAIT, &amp; ACAD &amp; a few blocks from the Bow River Pathway system, it's a fantastic area for the whole family!</b></p>	
Inclusions:		N/A	
Property Listed By:		RE/MAX House of Real Estate	

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





















