



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1234 5 Avenue #1701, Calgary T2N 0R9**

MLS® #: **A2124914**

Area: **Hillhurst**

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

List Price: **\$3,799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,107**  
Low Sqft:  
Ttl Sqft: **3,107**

DOM

**25**

Layout

Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Owned,Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Rubber**

Heating: **In Floor,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony,Barbecue,BBQ gas line,Built-in Barbecue,Courtyard,Fire Pit,Lighting,Outdoor Grill,Outdoor Kitchen,Private Entrance**

Construction:

**Brick,Concrete**

Flooring:

**Hardwood,Marble,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Wall/Window Air Conditioner,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Elevator,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`5" x 6`4"
Dining Room	Main	19`8" x 10`0"
Kitchen With Eating Area	Main	28`0" x 12`0"
Hall	Main	35`0" x 12`0"
Walk-In Closet	Main	11`6" x 8`3"
6pc Ensuite bath	Main	11`10" x 15`4"

Room	Level	Dimensions
Living Room	Main	23`3" x 17`8"
Family Room	Main	18`10" x 11`11"
2pc Bathroom	Main	5`11" x 5`6"
Bedroom - Primary	Main	19`10" x 15`4"
Walk-In Closet	Main	7`1" x 6`5"
Bedroom	Main	19`11" x 12`0"

4pc Ensuite bath	Main	9`1" x 4`11"	Bedroom	Main	15`6" x 10`2"
3pc Ensuite bath	Main	9`2" x 5`1"	Office	Main	4`10" x 4`3"
Laundry	Main	6`10" x 6`1"	Storage	Main	14`10" x 6`8"
Legal/Tax/Financial					
Condo Fee:	Title:		Zoning:		
\$2,811	Fee Simple		DC		
	Fee Freq:				
	Monthly				
Legal Desc:	1711550		Remarks		
Pub Rmks:					
Experience sheer perfection in this unparalleled unit, a true gem in its own right. Step into the elevator, which whisks you directly to this exquisite home, where a formal foyer awaits to welcome you. As you traverse towards the great room, prepare to be captivated by the awe-inspiring 360-degree panoramic vistas encompassing Calgary's downtown skyline, Riley Park, SALT Campus, Jubilee Auditorium, and the majestic Rocky Mountains to the West. Unlocking indoor-outdoor living, four sets of fully retractable patio doors seamlessly merge the indoor space with the extravagant \$1 million outdoor oasis. Revel in the freedom to indulge in the scenery and climate of your choosing, courtesy of 360-degree windows and patios. An outdoor haven awaits, complete with a fully equipped kitchen delivering granite countertops, a sink, gas BBQ, bar fridge, keg taps and fridge, and a retractable big-screen TV for game nights, all complemented by seating for ten. Dotted throughout are numerous seating areas, a four-hole putting green with dual rough levels, gas heaters, fire tables, and patio furniture, all included. A hot tub with an auto cover and heated walkway ensures year-round enjoyment. Indoors, culinary dreams come alive in the chef's kitchen, furnished with top-of-the-line appliances, including a Sub-Zero fridge, an 8-burner gas Miele stove with double ovens and a warming drawer, and two sinks adorning the expansive sit-at island. The pièce de résistance, a custom dining room table meticulously craned into the unit, awaits memorable gatherings. Entertainment finds its harbour in the sprawling family room, with a fireplace, built-ins, and a concealed TV behind exquisite artwork. For cinematic experiences, retreat to the theatre room, outfitted with a bespoke couch. Retreat to the shelter of three spacious bedrooms, each offering ensuites and walk-in closets. The primary bedroom is a sanctuary with dual walk-in closets and a spa-inspired ensuite featuring opulent marble tiles, a custom shower, a soaker tub, and dual sinks. All indoor furniture is negotiable. The unbeatable location places Riley Park right at your doorstep. There is the convenience of a seasonal farmers market, Kensington's lively shops and eateries, seamless access to public transit, and the vibrant downtown core, all steps away. Lastly, with three titled parking spots in the secure heated parkade, this is a standout opportunity showcasing a residence that embodies the pinnacle of luxury living.					
Inclusions:	-				
Property Listed By:	RE/MAX Real Estate (Central)				

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























