



THE
A-TEAM

**RE/MAX
FIRST**

2631 5 Avenue, Calgary T2N 0T7

MLS®#: **A2131086**

Area: **West Hillhurst**

Listing Date: **06/20/24**

List Price: **\$1,199,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **279 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,012**
Low Sqft:
Ttl Sqft: **2,012**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,In Floor,ENERGY STAR
Qualified Equipment,Humidity Control**
Sewer:
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Microwave,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,See Remarks,Storage,Sump Pump(s),Tray Ceiling(s),Walk-In
Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	11`11" x 13`10"
Kitchen	Main	12`2" x 20`2"	Living Room	Main	16`0" x 16`11"
4pc Bathroom	Upper		5pc Ensuite bath	Upper	
Bedroom	Upper	9`9" x 13`3"	Bedroom	Upper	9`9" x 13`2"
Laundry	Upper	5`7" x 7`11"	Bedroom - Primary	Upper	16`0" x 16`5"
3pc Bathroom	Basement		Bedroom	Basement	14`8" x 10`10"
Office	Basement	5`0" x 8`6"	Game Room	Basement	14`8" x 24`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **331AB**

Zoning: **R-C2**

Remarks

Pub Rmks: **Experience the allure of this stunning, contemporary detached infill nestled in the heart of West Hillhurst, boasting a sun-drenched South facing backyard. The exterior showcases exquisite craftsmanship, marrying aged brick with James Hardie siding for a timeless elegance. Step inside to discover a spacious, open-concept layout adorned with 10-foot ceilings, engineered hardwood floors, and expansive floor-to-ceiling windows flooding the space with natural light. The main level hosts a chic dining area leading seamlessly into a chef's kitchen, featuring a grand 14-foot island and top-of-the-line amenities including designer Cesarstone quartz countertops, painted wood cabinetry, and stained white oak accents. Equipped with premium Jennair appliances, a Fulgor Milano microwave, and range, this kitchen is a culinary enthusiast's dream. Upstairs, three generous bedrooms await, including a luxurious ensuite boasting a custom curbless shower, freestanding tub, and dual vanities, complemented by a walk-in steam shower and in-floor heating for ultimate comfort. The basement is designed for entertainment, showcasing a sleek wet bar with a dedicated beverage center, enhanced by upgraded hydronic heating for cozy gatherings year-round. Additional features include, a double detached garage, roughed in for A/C, and an expansive deck perfect for hosting family and friends. Enjoy the convenience of a south-facing backyard with abundant sunlight and proximity to the Bow River, Helicopter Park, Sunterra Food Market, and off-leash dog parks. With prestigious schools such as Queen Elizabeth High School, University School, and Westmount Charter School just steps away, this home offers both luxury and convenience. Schedule your viewing today and discover the epitome of modern living!**

Inclusions: **N/A**
 Property Listed By: **The Real Estate District**

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









