



THE
A-TEAM

**RE/MAX
FIRST**

2312 5 Avenue, Calgary T2N 0S9

MLS®#: **A2155161**

Area: **West Hillhurst**

Listing Date: **09/14/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **5,295 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,202**
Low Sqft:
Ttl Sqft: **2,202**

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Courtyard**

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

Kitchen Appl: **Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,Crown Molding,Granite Counters,Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Office	Main	9`1" x 13`7"
Breakfast Nook	Main	8`10" x 7`1"
Bedroom	Upper	13`8" x 11`3"
Bedroom - Primary	Upper	14`6" x 12`3"
Nook	Upper	7`0" x 3`1"
Wine Cellar	Basement	3`8" x 5`8"

Room	Level	Dimensions
Dining Room	Main	15`7" x 9`6"
Kitchen With Eating Area	Main	9`8" x 15`5"
Living Room	Main	17`11" x 16`0"
Bedroom	Upper	16`5" x 9`10"
4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Family Room	Basement	26`2" x 15`3"

Laundry
4pc Bathroom

Basement
Basement

8`3" x 6`7"
0`0" x 0`0"

Bedroom

Basement

17`11" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

5612FO

Remarks

Pub Rmks:

Discover a remarkable opportunity with this expansive family residence, set on a lush 42x130 lot featuring a partial basketball court. Built in 2004, this home combines modern design with generous space, perfect for both family living and entertaining. The inviting exterior and entryway open to a versatile main floor layout, including a dedicated office, a formal dining area, and a great room with a striking 18-foot ceiling. The chef's kitchen is a highlight, boasting new quartz countertops, extensive maple cabinetry, a walk-through pantry, and stainless-steel appliances. Upstairs, you'll find three spacious bedrooms, including a master suite with a luxurious ensuite that has heated floors and a walk-in closet. One of the bedrooms also features its own private balcony with city views. The lower level is thoughtfully designed with under-slab heating and includes a media room wired for sound, a guest suite, and a full bath. Additional features include cherry hardwood flooring, a maple staircase, soaring ceilings, air conditioning, and a triple detached insulated garage. Recent updates include new carpeting on the upper level, a new stove, and a new hood fan. Situated in one of Calgary's most desirable neighborhoods, this home offers convenient access to schools, parks, pathways, and downtown. Professionally cleaned and ready for you to move in!

Inclusions:
Property Listed By:

n/a
Homecare Realty Ltd.

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









