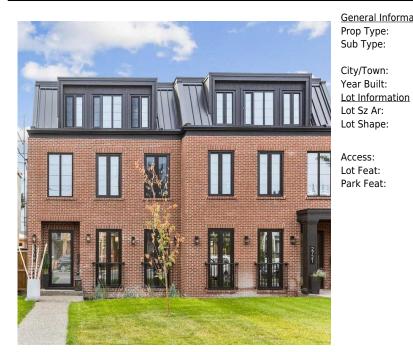


2719 5 Avenue, Calgary T2N 0T9

West Hillhurst 09/11/24 MLS®#: A2164431 Area: Listing List Price: **\$1,479,000**

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Residential Prop Type: Sub Type:

Semi Detached (Half

Duplex) Finished Floor Area Calgary Abv Saft:

2023 Low Sqft:

Ttl Sqft: 2,732

3,003 sqft

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

8

Ttl Park: 2 2 Garage Sz:

5 (41)

3.5 (3 1)

3 Storey, Side by Side

Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Views **Double Garage Detached**

2,732

Utilities and Features

Roof: Asphalt Shingle, Metal Construction:

Forced Air, Natural Gas **Brick, Stucco, Wood Frame** Heating:

Sewer:

Ext Feat: Lighting, Private Yard Carpet, Hardwood, Tile

> Water Source: Fnd/Bsmt: **Poured Concrete**

Flooring:

Int Feat: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No

Animal Home, No Smoking Home, Recessed Lighting, Stone Counters, Walk-In Closet(s), Wet Bar

Central Air Conditioner, Dryer, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer

Utilities:

Kitchen Appl:

Room Information

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	20`8" x 15`0"	Dining Room	Main	13`4" x 10`5"
Living Room	Main	14`11" x 13`11"	Laundry	Upper	10`11" x 5`3"
Den	Third	13`9" x 9`6"	Family Room	Lower	18`11" x 14`9"
Exercise Room	Lower	11`7" x 9`2"	Furnace/Utility Room	Lower	11`7" x 5`8"
Other	Third	14`1" x 7`9"	Bedroom - Primary	Third	16`5" x 15`6"
Bedroom	Upper	13`11" x 12`11"	Bedroom	Upper	10`11" x 10`2"
Bedroom	Upper	10`5" x 9`5"	Bedroom	Lower	12`11" x 10`4"
2pc Bathroom	Main	7`2" x 5`7"	4pc Bathroom	Upper	10`2" x 4`11"
5pc Ensuite bath	Upper	12`1" x 10`7"	5pc Ensuite bath	Third	12`11" x 10`0"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-C2			

Remarks

Pub Rmks:

Legal Desc:

Welcome to this stunning brownstone all-brick home, where mid-century modern flair meets contemporary luxury. As you enter, you'll immediately notice the exquisite colour palette, carefully selected and designed to create a warm and inviting atmosphere. The attention to detail is evident in every corner, from the elegant finishes to the clean lines and open spaces that define the home. Moving through the main living area, the seamless flow between spaces is ideal for everyday living and entertaining. The chef's kitchen is a showstopper with high-end appliances, sleek cabinetry, and a spacious center island, perfect for casual meals or hosting guests. Floor-to-ceiling windows allow natural light to flood the space, connecting the indoors with the outdoors and offering easy access to the sunny south-facing patio and yard. As you head upstairs to the second floor, you'll find 3 bedrooms, two with private ensuites and walk-in closets. On the third level, the master suite is nothing short of a sanctuary, with extra windows to take in the stunning city views, a custom-designed walk-in closet, and a spa-like ensuite featuring a deep soaker tub, dual vanities, and a spacious shower. Step out onto the rooftop patio for your morning coffee or a relaxing evening with the city skyline as your backdrop. The fully finished basement invites you to discover even more living space, perfect for family gatherings or movie nights in the rec room, complete with a wet bar. A glass-enclosed gym offers a private space to work out, while a fifth bedroom and full bathroom provide additional room for guests. The extra-deep backyard with a sunny south-facing patio is your private oasis, and behind is the double detached garage wired for electric vehicles. Situated in the highly sought-after neighbourhood of West Hillhurst with easy access to river pathways, Edworthy Park, Kensington, and a wealth of restaurants, cafes, and Shops—Close to Foothills Hospital, Tom Baker Cancer Centre, U of C, and SAIT. This home is not just about aesthetics—

Inclusions: N/A

Property Listed By: Sotheby's International Realty Canada

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