



THE
A-TEAM

**RE/MAX
FIRST**

2719 5 Avenue, Calgary T2N 0T9

MLS®#: **A2164431**

Area: **West Hillhurst**

Listing Date: **09/11/24**

List Price: **\$1,479,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,732

Year Built:

2023

Low Sqft:

Ttl Sqft:

2,732

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

62

Layout

Beds:

5 (4 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Views

Double Garage Detached

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dryer,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
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**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	20`8" x 15`0"
Living Room	Main	14`11" x 13`11"
Den	Third	13`9" x 9`6"
Exercise Room	Lower	11`7" x 9`2"
Other	Third	14`1" x 7`9"
Bedroom	Upper	13`11" x 12`11"

Room	Level	Dimensions
Dining Room	Main	13`4" x 10`5"
Laundry	Upper	10`11" x 5`3"
Family Room	Lower	18`11" x 14`9"
Furnace/Utility Room	Lower	11`7" x 5`8"
Bedroom - Primary	Third	16`5" x 15`6"
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**
 Legal Desc: **331AB**

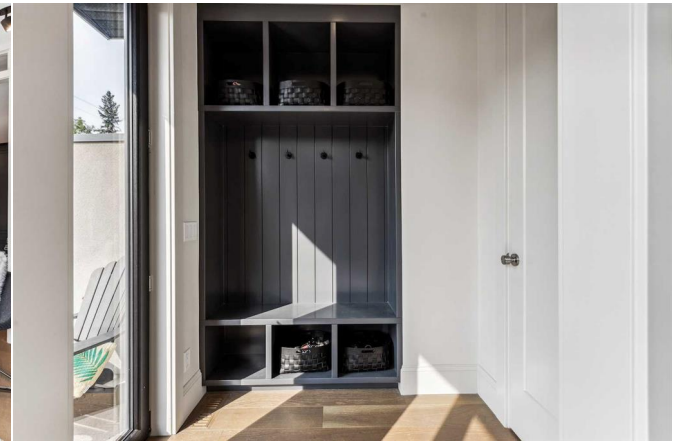
Remarks

Pub Rmks: **This spacious home offers large square footage (over 3500 sq ft of fully finished living space), multiple bedrooms, and a blend of elegance and contemporary style that defines today's luxury standards. From the luxurious finishes to the remarkable "cool factor," this home exudes sophistication and offers a unique experience in every room. With mid-century modern flair, 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—it's about the feel of the quality. Every room has been designed with intention, purpose and care, creating a sense of elegance that must be experienced to be fully appreciated. This home offers an unparalleled living experience that will leave a lasting impression in a spectacular location!**

Inclusions: **N/A**
 Property Listed By: **Sotheby's International Realty Canada**

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













BASEMENT



MAIN



UPPER



THIRD