



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2705 5 Avenue, Calgary T2N 0T9**

MLS®#: **A2176454**

Area: **West Hillhurst**

Listing Date: **11/12/24**

List Price: **\$2,298,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,440 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**  
Park Feat: **Triple Garage Detached**

DOM

**2**

Layout

Beds: **5 (4 1 )**  
Baths: **5.5 (5 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction:

**Composite Siding**

Flooring:

**Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator**

Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`4" x 16`11"
Spice Kitchen	Main	11`0" x 4`10"
Bedroom	Main	11`10" x 11`8"
Bedroom - Primary	Upper	17`2" x 14`11"
Bedroom	Upper	11`9" x 11`6"
Bonus Room	Upper	11`8" x 10`11"

Room	Level	Dimensions
Kitchen	Main	21`11" x 8`9"
Dining Room	Main	11`10" x 10`10"
Library	Main	8`11" x 5`0"
Walk-In Closet	Upper	10`10" x 8`6"
Bedroom	Upper	12`7" x 12`2"
Laundry	Upper	8`0" x 5`11"

<b>Bedroom</b>	<b>Basement</b>	<b>15`1" x 12`3"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>14`10" x 11`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>27`1" x 19`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`10" x 8`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 5`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`10" x 7`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`6" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`6" x 11`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>12`3" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **2310493**

Remarks

Pub Rmks: **MOVE IN BY CHRISTMAS!! Don't miss your chance to own this ULTRA LUXURIOUS DETACHED home by Govind Luxury Homes, coming to WEST HILLHURST! With lots of space for your family, you'll be impressed with the thoughtful design and all the high-end finishes and features across 5 beds, 6.5 baths, and bright, spacious living areas! We're going to quickly run out of room to tell you about all the incredible features of this home, so be sure to VISIT THE MULTIMEDIA LINKS FOR A FULL VIEW OF THE HOME, including floorplans & spec list! MAIN FLOOR FEATURES: Large open foyer with walk in closet, slatted oak wall, main floor bedroom or office w/ custom closet & 3-pc ensuite - elegant powder room - ultra-modern kitchen w/ full-height shaker cabinets, oversized island, quartz countertops, gas cooktop, & a large WALK-IN PREP PANTRY with a second fridge, prep sink, and built-in shelving, stunning over-sized Panelled Fridge & WINE TOWER - living room w/ built-in media/TV wall & gas fireplace - fully equipped mudroom w/ bench/hooks, built-in millwork, & huge walk-in closet - front & rear concrete patios. SECOND FLOOR FEATURES: Bright bonus room - primary suite w/ high vaulted ceiling, extra-large walk-in closet, & 5-pc ensuite w/ freestanding soaker tub, ultra-long vanity w/ dual sinks & quartz counter, & curbless shower w/ full tile - two junior suites w/ walk-in closets & 4-pc ensuites w/ modern vanities & fully-tiled tub/shower combos. LOWER LEVEL FEATURES: Expansive media & rec space for your family w/ full wet bar w/ island - fully loaded home gym with sports flooring & glass wall - guest room/fifth bedroom w/ walk-in closet - contemporary 3-pc bath w/ STEAM SHOWER & modern finishings. EXTERIOR FEATURES: Triple car detached garage, front & rear exposed aggregate patios, Hardie board and board & batten siding, & brick detailing. Consistently ranking among Calgary's most desirable inner-city family neighbourhoods, West Hillhurst and nearby Parkdale are favourites among urban buyers for their upscale curb appeal, professional demographic, and family-friendly amenities. You're close to several public and private schools, including Westmount Charter School, Parkdale Elementary School, and the University of Calgary campus. Adding to the list of perks, this location is just a couple of doors away from the Helicopter Playground and a short 5 to 10-minute walk from the Lazy Loaf & Kettle, Leavitt's Ice Cream Shop, and the Bow River Pathway! Don't wait - this home is under construction and can be your family's ideal home today!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX House of Real Estate**

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





