



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2715 5 Avenue, Calgary T2N 0T9**

MLS®#: **A2193232**

Area: **West Hillhurst**

Listing Date: **02/08/25**

List Price: **\$1,399,000**

Status: **Active**

County: **Calgary**

Change: **-\$36k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2024**

Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:  
Lot Feat: **Landscaped,Level**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **2,747**  
Low Sqft:  
Ttl Sqft: **2,747**

DOM

**14**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **3 Storey,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **In Floor Roughed-In,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Tankless Hot Water,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 14`1"	Kitchen	Main	17`7" x 8`9"
Dining Room	Main	14`1" x 11`8"	Mud Room	Main	8`7" x 4`6"
2pc Bathroom	Main	6`6" x 5`4"	Bonus Room	Second	15`2" x 14`1"
Bedroom	Second	13`5" x 11`8"	3pc Ensuite bath	Second	4`11" x 9`8"
Bedroom	Second	12`7" x 11`0"	4pc Ensuite bath	Second	12`1" x 5`3"
Laundry	Second	7`11" x 6`0"	Bedroom - Primary	Third	19`1" x 14`11"
5pc Ensuite bath	Third	19`0" x 12`5"	Walk-In Closet	Third	15`4" x 6`11"
Family Room	Basement	18`11" x 8`9"	Bedroom	Basement	13`9" x 10`6"
3pc Bathroom	Basement	9`10" x 4`11"	Exercise Room	Basement	12`5" x 9`11"
Furnace/Utility Room	Basement	9`1" x 4`9"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **331AB**

Remarks

Pub Rmks: **\*HOME NEAR COMPLETION!- please see other side of duplex for finished idea!\* Modern luxury meets functionality in this exquisite West Hillhurst home! The main floor is a bright, open-concept masterpiece, featuring 9-foot ceilings and hardwood floors throughout. The kitchen is perfect for entertaining, equipped with Kitchen Aid appliances, a striking island with a waterfall sink, and accent-coloured cabinets that add a pop of personality. Quartz countertops complement the space, which flows seamlessly into the living room with a cozy fireplace. From there, you can step out to the back deck and sunny South backyard, ideal for enjoying outdoor living. On the second level, you'll find a spacious bonus room, with one bedrooms on each side. The first bedroom has a 3-piece ensuite and walk-in closet, while the second bedroom features a 4-piece ensuite and its own walk-in closet. Conveniently, laundry is located on this floor. The third level offers a serene retreat with the primary bedroom that opens to a private South-facing balcony. The room includes a wet bar, a truly massive walk-in closet, and a luxurious 5-piece ensuite—a true spa-like experience. The basement is designed for both relaxation and functionality, featuring a large family room with a wet bar and an adjacent exercise room. The fourth bedroom and 3-piece bathroom provide comfort and privacy, while the space is completed with cozy carpet flooring. This home boasts luxurious finishes and contemporary design in a prime location in West Hillhurst. Don't miss the opportunity to call this incredible property your own!**

Inclusions: **None**  
 Property Listed By: **Royal LePage Mission Real Estate**

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