

\$1,350,000 - 2717 5 Avenue Nw, Calgary

MLS® #A2190992

\$1,350,000

4 Bedroom, 5.00 Bathroom, 2,743 sqft
Residential on 0.07 Acres

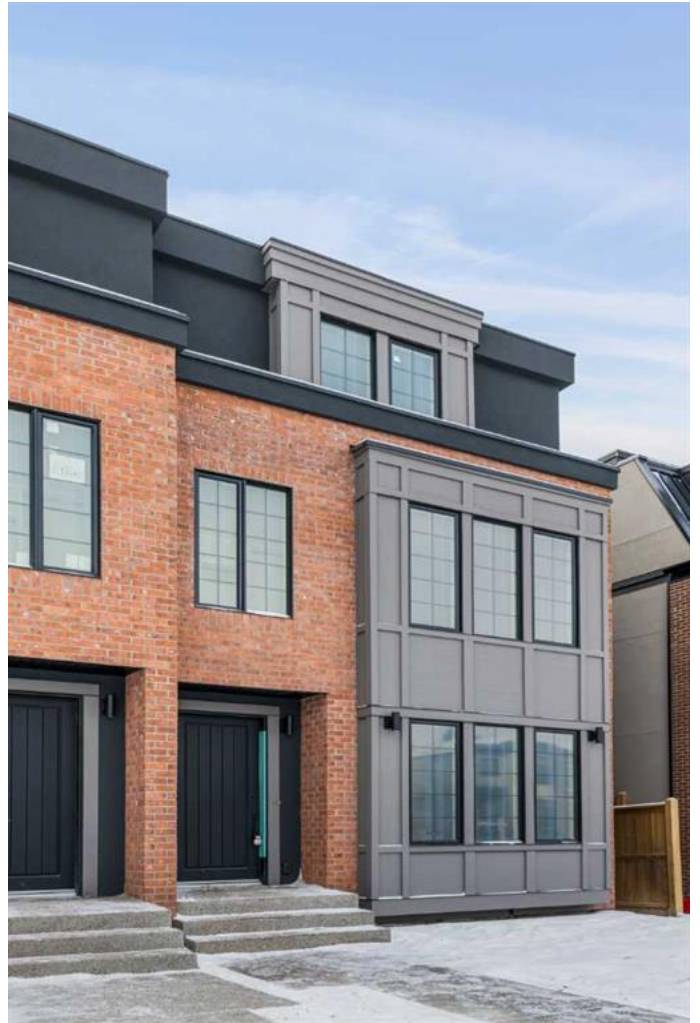
West Hillhurst, Calgary, Alberta

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 bedroom 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!

Built in 2024

Essential Information

MLS® #	A2190992
Price	\$1,350,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,743
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2717 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Electric
Heating	Forced Air, In Floor Roughed In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level
Roof	Flat Torch Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Mission Real Estate
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