

# \$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

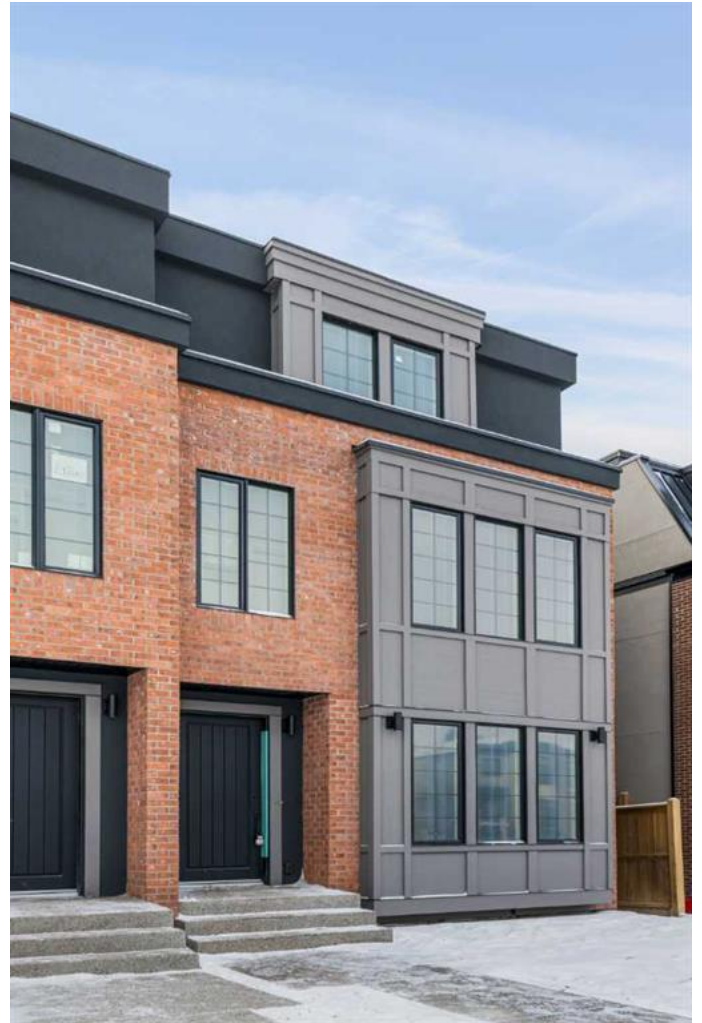
West Hillhurst, Calgary, Alberta

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	Bar Fridge, Built-In Oven, Dishwasher, Washer/Dryer, Gas Cooktop
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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