

\$1,299,000 - 2715 5 Avenue Nw, Calgary

MLS® #A2193232

\$1,299,000

4 Bedroom, 5.00 Bathroom, 2,747 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

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. Builder is "Keshvani Group" 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® # | A2193232 |
| Price | \$1,299,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,747 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2715 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, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Recessed Lighting, Tankless Hot Water, Wet Bar |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Built-In Oven, 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 8th, 2025 |
| Days on Market | 65 |
| Zoning | R-CG |

Listing Details

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| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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