



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2114 5 Avenue NW
Calgary, Alberta

MLS # A2312356



\$2,299,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,472 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Over		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

CURRENTLY IN FRAMING STAGE. STILL TIME TO SELECT YOUR OWN FINISHINGS! MOVE IN READY OCTOBER 2026. Experience luxury living in this stunning detached infill in the sought-after community of West Hillhurst. Situated on an oversized 40' x 130' lot, this custom-built home offers over 5,100 SQFT of thoughtfully designed living space. The main floor features a grand open-to-above foyer, 10' ceilings, arches throughout, and engineered hardwood flooring. A spacious formal dining and living area, elegant powder room, and private office with custom built-ins provide both style and function. At the heart of the home is a designer kitchen with custom oak cabinetry, premium stainless steel appliances, an oversized island, and a walk-in butler's pantry with prep sink and beverage fridge. The dining area includes a custom wet bar and coffee station, while dual sliding doors open to the rear deck. The bright living room showcases a built-in entertainment unit and Venetian plaster gas fireplace. A mudroom with built-ins and access to the triple detached garage completes the main floor. Upstairs, a central bonus room leads to a luxurious primary retreat with vaulted ceilings, feature walls, a large walk-in closet, and a spa-inspired 5pc ensuite with heated floors, steam shower, and soaker tub. Two additional bedrooms each feature walk-in closets and private ensuites. A fully equipped laundry room completes the upper level. The fully developed basement includes a theatre room, recreation area, custom wet bar, home gym/flex space, fourth bedroom, and a 3pc bath with steam shower. Ideally located minutes from Downtown Calgary, Foothills Medical Centre, University of Calgary, SAIT, Kensington, and Edworthy Park, with quick access to Crowchild Trail, 16th Ave, and Memorial Drive, this luxury home is truly one of its kind & in an unbeatable,

highly-sought after, amenity rich location.