



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2222 5 Street SW  
Calgary, Alberta

MLS # A2323716



**\$1,000,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Cliff Bungalow         |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 3 (or more) Storey     |        |                  |
| Size:     | 1,843 sq.ft.           | Age:   | 2021 (5 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | -                      |        |                  |
| Lot Feat: | Back Lane              |        |                  |

|             |                                                                                                                         |            |           |
|-------------|-------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                                                                   | Water:     | -         |
| Floors:     | Tile, Vinyl Plank                                                                                                       | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                                                                                         | Condo Fee: | \$ 344    |
| Basement:   | None                                                                                                                    | LLD:       | -         |
| Exterior:   | Brick, Composite Siding                                                                                                 | Zoning:    | M-CG d111 |
| Foundation: | Poured Concrete                                                                                                         | Utilities: | -         |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |            |           |

Inclusions: N/A

RARE OPPORTUNITY to own one of the finest contemporary townhomes in CLIFF BUNGALOW/MISSION, one of Calgary's most prestigious inner city communities. Townhomes of this caliber rarely come to market. Perfectly positioned just steps from the ELBOW RIVER, scenic walking and running pathways, boutique cafés, award winning restaurants, vibrant patios, and downtown, this exceptional residence offers a lifestyle where luxury, convenience, and urban living come together. Designed for elevated urban living, this exceptional residence offers 3 BEDROOMS, A DEN, AND 2.5 BATHROOMS in a sun filled open concept layout. At the heart of the home is a stunning chef's kitchen featuring PREMIUM APPLIANCES, CUSTOM DENCA CABINETRY, A PANELED REFRIGERATOR, AN OVERSIZED WATERFALL QUARTZ ISLAND, A BUILT IN PANTRY, AND A DESIGNER COFFEE BAR. The elegant living room is anchored by a STATEMENT FIREPLACE WITH CUSTOM BUILT INS, while WIDE PLANK FLOORING and designer finishes elevate every space. Retreat to the entire third floor dedicated to the luxurious primary suite, complete with a SPA INSPIRED ENSUITE WITH HEATED FLOORS, A FREESTANDING SOAKER TUB, AN OVERSIZED GLASS SHOWER, DUAL VANITIES, AND A CUSTOM WALK IN CLOSET. A second bedroom, full bathroom, laundry, and den complete the upper level, while the entry level features a third bedroom, powder room, and a HEATED DOUBLE ATTACHED GARAGE WITH EV CHARGING. The highlight of the home is the spectacular 579 SQ. FT. PRIVATE ROOFTOP TERRACE, the perfect space to entertain, unwind, and enjoy panoramic city views. Additional features include AIR CONDITIONING, TRIPLE PANE LUX WINDOWS, and an unbeatable location

moments from parks, top rated schools, the river pathways, and everything Mission has to offer. LUXURY. LOCATION. LIFESTYLE. A home this exceptional is rarely available. Schedule your private showing today and experience why Cliff Bungalow/Mission remains one of Calgary's most sought after places to call home!