



GRASSROOTS
REALTY GROUP

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1503, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2327638



\$748,800

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,082 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 960
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: ALL WINDOW COVERINGS INCL. CUSTOM ROLLER SHADES AND BLACK OUT SHADES IN BOTH BEDROOMS. VILLAS MAPLE TABLE, SIX CHAIRS AND SIDBOARD, TWO TEAK WALL UNITS, EIGHT ARTIFICIAL EVERGREENS IN POTS AND LIVE PLANT FLOWERING POTS ON THE BALCONY, STORAGE CONTAINER ON BALCONY, WEATHER STATION AND RECEIVER, BED IN THE PRIMARY BEDROOM, TWO SETS OF FOBS AND KEYS

ABSOLUTELY STUNNING FIFTH FLOOR CORNER UNIT IN UPSCALE "EZRA ON RILEY PARK". AN ENVIABLE LOCATION IN THIS MODERN ELEGANT CONCRETE BUILDING! QUIET HILLHURST LOCATION OFFERING AN INCREDIBLE 94% LIVABILITY SCORE & WALKABLE LIFESTYLE IN ONE OF CALGARY'S BEST NEIGHBOURHOODS! A sleek contemporary open concept executive apartment condo featuring one of the mostly thoughtfully designed two bedroom, two-bathroom floor plans. Incredible floor to ceiling windows. A massive 454 sq. ft. wrap around outdoor terrace with gas outlet overlooking Riley Park, offering space for gardening, private dining and entertaining. The long entry hallway is an expression of elegance and includes the convenience of the "x7"; laundry room featuring full size stacking washer and dryer, sink, counter, cabinets and coat closet area. The luxurious interior finishes include the engineered maple hardwood flooring. Spacious bright living and dining rooms with two sliding patio doors. Stunning contemporary kitchen is a chef's dream featuring high gloss cabinetry with soft close drawers, white quartz countertops, upgraded stainless-steel appliances including the Blomberg 4-door fridge and Fisher & Paykel five-burner gas range. Large "x40"; quartz island offers built-in wine storage and open shelving. Bright, spacious primary bedroom is a true retreat that features a walk-in closet and beautifully appointed five-piece ensuite bathroom complete with double sinks, quartz vanity, free-standing soaker tub and oversized walk-in shower. The second bedroom enjoys impressive views from the full glass wall and large walk-in closet, making this perfect for guests or a home office. Four-piece main bathroom features a quartz vanity and deep soaker tub/shower.

Residents of Ezra enjoy premium amenities, including a fully equipped fitness centre in the West Tower. A spacious resident's social room with fireplace, kitchen, wine room with individual key-access lockers and guest suite in the East Tower. Secure titled underground parking, visitor parking, a storage locker and secure bike cage. Dog-friendly environment. You are just steps from Riley Park, Hillhurst Community Centre, the Sunnyside C-Train station, Bow River pathway system, Rosedale off-leash park and the Kensington District, home to over 250 unique shops, restaurants and cafes. Exceptional complex and park-side tranquility make this the perfect home!