



GRASSROOTS
REALTY GROUP

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2739 5 Avenue NW
Calgary, Alberta

MLS # A2330226



\$2,339,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,320 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks, Street View		

Heating:	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Appliances		

Welcome to this impeccably crafted THREE - STOREY luxury residence by ACE Homes, offering over 4,000 sq. ft. of exquisitely developed living space in the prestigious inner-city community of West Hillhurst. Perfectly positioned just steps from HELICOPTER PARK and moments from the BOW RIVER pathway system, Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, exceptional schools, boutique shopping, and downtown Calgary, this remarkable home offers an unparalleled blend of luxury, convenience, and urban sophistication. Thoughtfully designed to balance grand-scale entertaining with comfortable everyday living, the main floor showcases a spectacular CHEF- INSPIRED KITCHEN featuring an oversized WATERFALL ISLAND, premium appliance package, custom cabinetry, and a fully appointed BUTLERS PANTRY that seamlessly connects the kitchen to the elegant dining space. The inviting living room serves as the heart of the home, highlighted by refined architectural details and an effortless indoor-outdoor connection. A private pocket office, WELL - DESIGNED MUDROOM and direct access to the impressive TRIPLE TANDEM GARAGE complete this exceptional level. Spanning the upper floors are FOUR generously proportioned bedrooms, each thoughtfully designed with its own walk-in closet, creating a private retreat for every family member or guest. The luxurious primary suite is a true sanctuary, featuring a SPA - INSPIRED ENSUITE with premium finishes, a spacious walk-in closet, and an atmosphere of comfort and tranquility. Crowning the home is an extraordinary THIRD - FLOOR entertainment level designed to impress. Complete with a sophisticated lounge, STYLISH WET BAR, private office, additional bedroom, and access to a spectacular ROOFTOP BALCONY, this space is perfectly suited

for hosting unforgettable gatherings, enjoying evening cocktails, or simply taking in the surrounding neighbourhood views. The fully developed lower level continues the home's exceptional design with a spacious recreation room, dedicated HOME GYM, additional bedroom, full bathroom, and abundant storage, offering incredible flexibility for families of all sizes. Every detail of this residence reflects ACE Homes' commitment to exceptional craftsmanship, timeless design, and uncompromising quality. Combining luxurious finishes, thoughtfully curated spaces, and one of Calgary's most desirable inner-city locations, this is more than a home—it's a statement of refined living and an extraordinary opportunity to experience the very best of West Hillhurst.