



GRASSROOTS
REALTY GROUP

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2733 5 Avenue NW Avenue
Calgary, Alberta

MLS # A2331804



\$2,150,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,343 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, See Remarks, Street Lighting		

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		

AN EXCEPTIONAL NEW BUILD IN INNER-CITY CALGARY! This stunning 3-STOREY LUXURY HOME by ACE HOMES delivers standout curb appeal and elevated finishes from top to bottom. With a striking BRICK + DARK STUCCO EXTERIOR, 4 BEDS ABOVE GRADE, 4 ENSUITE-STYLE BATHROOMS, a THIRD-FLOOR RETREAT with WET BAR + DUAL BALCONIES, and a WELLNESS-INSPIRED LOWER LEVEL with GYM, STEAM ROOM & SAUNA, this home is built for modern, elevated living — spanning over 3,349 SQ FT across four impeccably designed levels. The main floor welcomes you with a spacious FOYER, a dedicated POCKET OFFICE, elegant DINING area, rear MUDROOM, and a stylish POWDER ROOM. The open-concept layout flows into a showpiece CHEF'S KITCHEN with a massive 12-FOOT ISLAND, walk-through BUTLER'S PANTRY, and premium built-in appliances — all anchored by a warm, inviting LIVING ROOM with a cozy GAS FIREPLACE. Upstairs, the PRIMARY SUITE is a true sanctuary with a SPA-INSPIRED ENSUITE featuring a FREESTANDING SOAKER TUB, STEAM SHOWER, and generous WALK-IN CLOSET. Two additional bedrooms each enjoy their OWN PRIVATE ENSUITE — a rare luxury that adds everyday comfort. The THIRD FLOOR is where this home truly stands apart: a fourth bedroom with ensuite, a private STUDY, and a BONUS LOUNGE with WET BAR and DUAL COVERED BALCONIES — the perfect guest suite, office, or entertainment retreat. Downstairs, unwind in your own PRIVATE WELLNESS ESCAPE, complete with a FULL GYM, STEAM & SAUNA ROOM, a spacious REC AREA with WET BAR, and a FIFTH BEDROOM. Still under construction — there's time to CUSTOMIZE YOUR FINISHES and make this home truly

your own. Luxury design, flexible living, unbeatable craftsmanship — this is a rare inner-city opportunity.