



GRASSROOTS
REALTY GROUP

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2609 5 Avenue NW
Calgary, Alberta

MLS # A2332395



\$1,260,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,949 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Step into this stunning, brand-new custom home thoughtfully designed for both effortless entertaining and quiet daily luxury. The open-concept main floor greets you with gleaming hardwood floors, a bright powder room, and a true chef's dream kitchen featuring a massive central island, premium Frigidaire/Electrolux fridge-freezer, and a commercial-grade KitchenAid range. Just beyond the mudroom, enjoy your fully landscaped, fenced backyard complete with a detached two-car garage. Upstairs offers a sanctuary for everyone including a primary retreat which features a spa-inspired ensuite complete with a luxurious steam shower. Another generously sized bedroom with its own private ensuite bath, As well as a third full bedroom, an additional bathroom, and a dedicated laundry room on the upper level for ultimate daily convenience. The fully developed basement adds even more living space, boasting a sleek wet bar, a sprawling family room, a fourth bedroom, a full bath, and a private dedicated gym. In addition to the gorgeous home the inner-city location can't be beat. Nestled on a quiet, historic street in coveted West Hillhurst, you're just minutes from downtown. Stroll to nearby trendy shops and local caf  s, or walk or bike to scenic Bow River pathways for year-round cycling and running. Enjoy proximity to Foothills Hospital, U of C, SAIT, and top-tier local schools. Note* The other side of this duplex is also available for sale A2332404