



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2607 5 Avenue NW
Calgary, Alberta

MLS # A2332404



\$1,199,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,965 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

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

Step inside this bright, brand-new semi-detached home, it's a perfect blend of modern luxury and effortless functionality designed for every lifestyle. From the moment you enter, you're greeted by an airy, light-filled open layout featuring high ceilings, a sleek glass-enclosed home office, and a chef-inspired kitchen built for entertaining. Step through the functional mudroom into your private, fully fenced backyard, complete with a detached double garage. Retreat upstairs to your sun-drenched primary suite, where a spa-inspired ensuite awaits with a deep soaker tub and invigorating steam shower. Two additional spacious bedrooms—each complete with its own private ensuite bath—and a dedicated upstairs laundry room ensure everyone enjoys their own cozy haven. The thoughtfully crafted legal basement suite features a private separate entrance, rich hardwood floors, an open-concept kitchen, two generously sized bedrooms, a full luxury bathroom, dedicated laundry, and a utility room. Nestled in a prime inner-city location just minutes from SAIT, U of C, and major transit options, this suite is a magnet for high-quality tenants. Whether you choose to live upstairs and rent out the suite, house family for multi-generational living, or hold it as a prime investment, the options are endless! Interested in owning both sides? The other half of this duplex is also available (MLS# A2332395).