



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

221 5 Avenue NE
Calgary, Alberta

MLS # A2342275



\$2,199,999

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,886 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, P		

Heating:	In Floor, Forced Air, Radiant	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	22-24-1-W5
Exterior:	Brick, Cement Fiber Board, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Beverage Fridge		

BRAND NEW LUXURY BUILD IN CRESCENT HEIGHTS & COMPLETING 2027 | Here is your opportunity to secure a brand new, custom-built home in one of Calgary's most sought-after inner-city communities. Set on a quiet, tree-lined street just minutes from downtown, this stunning two-storey offers over 3,900 sq ft of thoughtfully designed living space across three fully finished levels, with 5 bedrooms, 4.5 bathrooms and 3 upper-level ensuites. Step inside to soaring ceilings, an open floorplan and a bright main level anchored by a spacious great room with gas fireplace. The chef's kitchen features a luxury appliance package including a gas range and range hood, along with a large island, walk-in pantry, beverage fridge and built-in features, flowing seamlessly into the generous dining nook and out to the rear deck & perfect for entertaining. A private main-floor office, elegant powder room and mud room complete the main level. Upstairs, the primary retreat is a true sanctuary with a walk-in closet complete with custom organizers and a spa-inspired 5-piece ensuite with double vanity. Two additional bedrooms each enjoy their own private 4-piece ensuite, and every upper-level ensuite is finished with electric in-floor heating. A large bonus room and a convenient upper-level laundry with sink round out the second floor. The fully finished lower level is built for gathering, with radiant in-floor heat throughout, an expansive games room featuring a wet bar, two more bedrooms, a 3-piece bath and ample storage. Outside, an oversized double garage is heated and equipped with 200 AMP power & ideal for the car enthusiast, workshop or future EV charging. Additional highlights include central air conditioning, recessed lighting throughout, a fenced, landscaped and low-maintenance yard on a level rectangular lot, and the peace of mind that comes with

brand new construction. You're steps to Crescent Heights' parks, playgrounds and schools, with the shops and restaurants of Bridgeland and Kensington, the Bow River pathways and the downtown core all within easy reach. Possession upon completion in 2027 – an exceptional chance to own a brand new home in the heart of Crescent Heights.