

# \$1,349,000 - 2718 5 Avenue Nw, Calgary

MLS® #A2249885

**\$1,349,000**

5 Bedroom, 5.00 Bathroom, 1,958 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to a home where sophistication meets functionality in one of Calgary's most sought-after inner-city communities – West Hillhurst! Set on a SOUTH-FACING lot, this stunning NEW BUILD is designed to impress with its modern architecture, thoughtful layout, & high-end finishes. Step inside & experience a bright, open-concept main floor that feels both inviting & luxurious. The heart of the home is the designer kitchen – a true showpiece featuring a massive waterfall island w/ bar seating, extensive custom millwork, quartz countertops, a built-in pantry, & premium appliances, including a gas cooktop & built-in wall oven. A full-height backsplash, stylish pendant lighting, & sleek soft-close cabinetry complete the space. The nearby dining area is perfect for hosting, w/ room for a large table to gather friends & family. The living room is designed for both relaxation & entertaining, centred around a striking gas fireplace w/ a floor-to-ceiling surround that creates a bold statement next to the modern built-in media wall. Large sliding doors flood the space w/ natural light & open onto the rear deck, seamlessly blending indoor & outdoor living. A functional mudroom on the side of the home is equipped w/ a built-in bench, & an upscale powder room completes the main floor. Upstairs, the primary retreat is a sanctuary w/ soaring vaulted ceilings & not only an expansive walk-in closet but a stylish built-in wardrobe & shelving in the main area for additional convenience. The spa-inspired



ensuite features a STEAM SHOWER, a freestanding soaker tub, dual vanities, & heated floors. Two additional JUNIOR SUITES are well-sized, & each has a beautifully finished ENSUITE w/ walk-in showers, while a full-size laundry room w/ built-in cabinetry & sink adds everyday convenience. The lower level offers incredible flexibility w/ a fully self-contained 2-BED LOWER LEGAL SUITE (Approved & subject to final inspection by the city), complete w/ a modern kitchen, spacious living area, dedicated laundry, & a private entrance. Whether you use it for revenue generation, a mother-in-law suite, or a nanny suite, this space offers endless possibilities! Or, it can function as an extension of the home, providing a fantastic rec room, home gym, or media space. West Hillhurst is one of Calgary's most desirable inner-city neighbourhoods, offering a vibrant community feel w/ unbeatable access to amenities. You're just minutes from downtown, Kensington's boutique shops & restaurants, & the beautiful Bow River pathways. Enjoy morning coffee at Vintage Caffeine Co., brunch at Dairy Lane Café, or take a quick stroll to nearby parks, green space & recreation facilities like the Helicopter Park that's just at the end of the street! Top-rated schools, SAIT, the University of Calgary, & Foothills & Children's Hospitals are all close by, w/ easy access to major roadways for a seamless commute. Call your favourite agent today!

Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2249885    |
| Price     | \$1,349,000 |
| Bedrooms  | 5           |
| Bathrooms | 5.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 1,958       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2718 5 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0T8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator    |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | Rough-In                                                                                                                              |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full, Suite                                                                                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
| Lot Description   | Back Yard, Other    |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Composite Siding, Stucco |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 43                |
| Zoning         | R-CG              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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