



GRASSROOTS
REALTY GROUP

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1404, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2261889



\$799,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,091 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 960
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Experience refined urban living in this bright corner unit, thoughtfully designed with two bedrooms and exceptional flow throughout. Floor-to-ceiling windows flood the space with natural light, while the open-concept living and dining areas create an inviting atmosphere. Step out onto the private balcony to take in sweeping south-facing views of downtown. The contemporary kitchen blends style and function, featuring high-end stainless steel appliances, a gas range, and a large quartz island that's perfect for casual dining or entertaining. The primary suite offers a generous walk-in closet and a spa-inspired 5-piece ensuite complete with a free-standing soaker tub. The second bedroom enjoys convenient cheater access to the main 4-piece bath, ideal for family or guests. A separate laundry room with full-sized machines adds extra practicality. Upgraded engineered hardwood floors extend throughout, bringing a warm, modern finish. This home also comes with one titled underground parking stall and secure storage. At Ezra, residents enjoy exclusive amenities including a stylish party lounge with wine storage in the East tower and a fitness/recreation facility in the West tower. Situated next to historic Riley Park, you'll be just steps from the LRT, Kensington shops, Safeway, and an abundance of bike paths and walking trails. A truly elevated lifestyle in the heart of the city.