

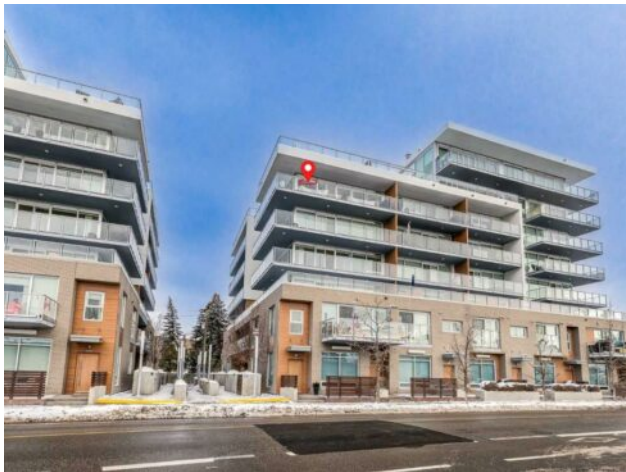


GRASSROOTS
REALTY GROUP

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1604, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2273700



\$800,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,072 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Covered, Heated Garage, Parkade, Secured, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 960
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: n/a

Experience elevated inner-city living in this southwest-facing corner unit at Ezra on Riley Park, offering exceptional natural light through floor-to-ceiling windows and a bright, open layout. Positioned on the 6th floor, it showcases unobstructed views of the downtown skyline, Riley Park, and glowing west-facing sunsets. Thoughtfully designed with two bedrooms, two full bathrooms, built-in storage, and a seamless layout, this home is ideal for those who value comfort, style, and convenience. The contemporary kitchen impresses with brand new stainless steel appliances, a gas range, quartz countertops, a spacious island, and ample cabinetry—perfect for everyday cooking or hosting. The living and dining areas transition effortlessly to two expansive private patios, one facing south and the other west, creating an outstanding indoor-outdoor living experience with endless views. The primary bedroom serves as a peaceful retreat with a walk-in closet featuring built-ins and a spa-inspired ensuite complete with double vanity, glass shower, and a soaking tub for unwinding at the end of the day. The second bedroom enjoys impressive views and ample natural light, making it a comfortable space for guests, a home office, or a versatile flex room. A full laundry room with built-in shelving and brand new washer/dryer adds convenience, storage, and function to the home. A full main bathroom finish off this comfortable two-bed, two-bath layout. Residents of Ezra enjoy premium amenities, including a fitness centre in the West Tower, a stylish lounge with wine storage in the East Tower, secure underground parking, a storage locker, guest suite, and a dog-friendly environment. Set directly on Riley Park and steps from the LRT, Kensington’s boutique shops and cafés, Safeway, and the Bow River pathway system, this is a rare opportunity to enjoy

the best of nature, convenience, and vibrant urban living—all from a truly exceptional home.