



2138 5 Avenue NW
Calgary, Alberta

MLS # A2295261



\$1,049,999

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|------------------|--|---------------|------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,918 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Front Yard, Interior Lot, Rectangular Lot, See Remarks | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Built-in Features, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Second dishwasher, second refrigerator

Welcome to West Hillhurst , a thoughtfully designed home offering approximately 2,800 sq ft of total living space, including a fully self-contained legal basement suite, this home is designed for modern living with flexibility for both families and investors. The main floor features a bright, open-concept layout with large windows and a natural flow between living, dining, and kitchen spaces. The kitchen is both functional and well-appointed, complete with premium appliances, custom cabinetry, quartz countertops, and a central island designed for everyday use. A dedicated butler's pantry adds valuable space and storage, keeping the main kitchen clean and organized while enhancing overall functionality. The living area connect seamlessly to the rear deck with a patio door, creating an easy transition to outdoor living. Upstairs, the primary suite offers a comfortable retreat with a spacious walk-in closet and a well-designed ensuite featuring dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room complete the level. The legal two-bedroom basement suite includes its own private entrance, kitchen, laundry, living area, and full bathroom. With thoughtful layout and separation, it provides excellent potential for rental income or extended family use. Additional features include engineered hardwood flooring on the main and upper levels, durable luxury vinyl plank in the basement, and a double detached garage. The exterior will showcase a clean, modern design that complements the evolving streetscape of the neighbourhood. Located in West Hillhurst, this home offers a rare balance of inner-city convenience and community feel. Just minutes from downtown, residents enjoy quick access to the Bow River pathway system, nearby parks, and everyday amenities. The vibrant

Kensington district, known for its walkability, cafés, and local shops, is close by, along with easy access to SAIT, the University of Calgary, and major routes throughout the city. A strong opportunity to own a brand new home in one of Calgary’s most established and consistently desirable neighbourhoods. (The builder is open to customizing the basement layout upon a firm sale if sold pre-construction.)