

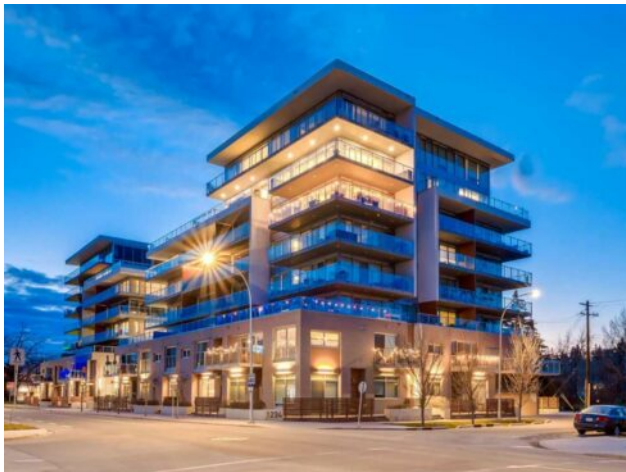


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1701, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2124914



\$3,650,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	3,108 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Hot Water, Natural Gas

Floors: Hardwood, Marble, Tile

Roof: Rubber

Basement: -

Exterior: Brick, Concrete

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 2,811

LLD: -

Zoning: DC

Utilities: -

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

Inclusions: -

Experience sheer perfection in this unparalleled unit, a true gem in its own right. Step into the elevator, which whisks you directly to this exquisite home, where a formal foyer awaits to welcome you. As you traverse towards the great room, prepare to be captivated by the awe-inspiring 360-degree panoramic vistas encompassing Calgary's downtown skyline, Riley Park, SAIT Campus, Jubilee Auditorium, and the majestic Rocky Mountains to the West. Unlocking indoor-outdoor living, four sets of fully retractable patio doors seamlessly merge the indoor space with the extravagant \$1 million outdoor oasis. Revel in the freedom to indulge in the scenery and climate of your choosing, courtesy of 360-degree windows and patios. An outdoor haven awaits, complete with a fully equipped kitchen delivering granite countertops, a sink, gas BBQ, bar fridge, keg taps and fridge, and a retractable big-screen TV for game nights, all complemented by seating for ten. Dotted throughout are numerous seating areas, a four-hole putting green with dual rough levels, gas heaters, fire tables, and patio furniture, all included. A hot tub with an auto cover and heated walkway ensures year-round enjoyment. Indoors, culinary dreams come alive in the chef's kitchen, furnished with top-of-the-line appliances, including a Sub-Zero fridge, an 8-burner gas Miele stove with double ovens and a warming drawer, and two sinks adorning the expansive sit-at island. The pièce de resistance, a custom dining room table meticulously craned into the unit, awaits memorable gatherings. Entertainment finds its harbour in the sprawling family room, with a fireplace, built-ins, and a concealed TV behind exquisite artwork. For cinematic experiences, retreat to the theatre room, outfitted with a bespoke couch. Retreat to the shelter of three spacious bedrooms, each offering ensuites and

walk-in closets. The primary bedroom is a sanctuary with dual walk-in closets and a spa-inspired ensuite featuring opulent marble tiles, a custom shower, a soaker tub, and dual sinks. All indoor furniture is negotiable. The unbeatable location places Riley Park right at your doorstep. There is the convenience of a seasonal farmers market, Kensington's lively shops and eateries, seamless access to public transit, and the vibrant downtown core, all steps away. Lastly, with three titled parking spots in the secure heated parkade, this is a standout opportunity showcasing a residence that embodies the pinnacle of luxury living.