



2634 5 Avenue Calgary Alberta

\$1,325,000

MOVE IN TODAY! Now is your chance to own your own timeless NEW YORK-INSPIRED BROWNSTONE in WEST HILLHURST! This brand-new 4-BED, 3.5-BATH detached infill from City Side Developments has no detail overlooked as each inch of the home is uniquely designed to utilize the space expertly while adding the modern, upscale touches you expect from a high-end infill. The upgraded, designer touches begin before you step foot over the threshold w/stunning full height brick, oversized windows, & stairs that span the full width of the home. Stepping into the front foyer, you're welcomed to open views across the HERRINGBONE hardwood floors under 11-FT CEILING. The showstopper is the central chef-inspired kitchen, w/ a complete MIELE stainless steel appliance package, ceiling-height double shaker-style cabinetry w/ built-in under-cabinet LED lighting, built-in pantry, & an oversized 14-ft central island w/ waterfall edges & bar seating for 7! The formal dining room is bright & welcoming, w/ views onto the front yard through 9-ft tall panelled windows. Complementing the modern, upscale feel is the large living room w/ a gas fireplace showcasing a contemporary black custom tile surround w/ a built-in low tv counter. Plus, enjoy an incredible indoor/outdoor experience w/ the 9' sliding glass doors that take you out to the 10-ft x 17-ft rear deck. Complimenting this level is also a side mudroom w/ a built-in closet & a stylish powder room w/ a full-height mirror w/inset back lighting. Custom designer touches continue upstairs w/ a floor-to-ceiling glass stairwell wall & open riser wood-wrapped stairs leading you up to the exquisite primary suite. The suite features three oversized windows, a 20-FT long walk-in closet unlike any you've ever seen, & a spa-like 5-pc ensuite w/ sliding barn door entrance, a custom STEAM SHOWER w/ built-in floating QUARTZ bench & full-height tile surround, ...

Primary Bedroom 13.17 Ft x 10.58 Ft

Bedroom 11.92 Ft x 9.58 Ft

Bedroom 10.92 Ft x 9.58 Ft

Laundry room 7.75 Ft x 6.42 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Recreational, Games room 15.33 Ft x 14.58 Ft

Exercise room 9.83 Ft x 7.42 Ft

4pc Bathroom Measurements not available

Living room 16.08 Ft x 15.92 Ft

Kitchen 25.08 Ft x 8.75 Ft

Dining room 10.67 Ft x 9.25 Ft

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Listing Presented By:



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See

Mirror

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Bedroom 12.25 Ft x 9.50 Ft

2pc Bathroom Measurements not available