



## 1707 2 Avenue Calgary Alberta

\$1,299,900

Welcome to Your Dream Home in Hillhurst! Discover the perfect blend of luxury and convenience in this stunning contemporary three-story masterpiece, located in the heart of one of Calgary's most sought-after neighbourhoods. This five-bedroom, four-and-a-half-bath beauty offers the space and style your growing family needs. Situated on a picturesque tree-lined street, you'll enjoy quick access to Queen Elizabeth High School, Riley Park, the vibrant Kensington area, SAIT, and serene river pathways—ideal for both work and leisure. Walk to your favourite restaurant for dinner and stroll home on the river pathways! From the moment you arrive, this home will captivate you. Step inside to an open and spacious main floor, featuring a front den perfect for your home office. The modern Chef's kitchen boasts expansive granite countertops, stainless steel appliances, and abundant storage. The dining and living areas are centred around a chic two-way fireplace, with patio doors leading to your private backyard oasis. The second level offers three generously sized bedrooms, a full bath, and a convenient laundry room. The primary suite is a true retreat with breathtaking downtown views, dual walk-in closets, and a luxurious ensuite featuring a soaking tub, tiled shower, and private water closet. Perfect for family relaxation, the third floor includes a family room, a fully appointed wet bar, a fourth bedroom, and a full bath. Step out onto your private balcony to soak in million-dollar views of downtown and Calgary's famous sunsets. The lower level is designed for ultimate entertainment, featuring a large family/media room, a fifth bedroom with a three-piece ensuite, and plenty of storage. Complete with a double detached garage and a private backyard, this home is the perfect blend of comfort and style. Don't miss out—schedule your viewing today! (id:6769)

Primary Bedroom 18.33 Ft x 11.83 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 13.83 Ft x 11.25 Ft

Bedroom 12.08 Ft x 11.58 Ft

Laundry room 5.83 Ft x 5.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 20.83 Ft x 19.08 Ft

Bedroom 11.50 Ft x 10.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 19.75 Ft x 11.17 Ft

Kitchen 15.92 Ft x 13.75 Ft

Dining room 13.83 Ft x 9.67 Ft

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Listing Presented By:



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<http://www.kevinchau.ca/>



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Family room 18.58 Ft x 15.83 Ft  
Other 12.67 Ft x 8.00 Ft  
Bedroom 9.92 Ft x 11.25 Ft  
4pc Bathroom .00 Ft x .00 Ft

Foyer 7.17 Ft x 5.58 Ft  
Den 12.42 Ft x 11.33 Ft  
2pc Bathroom .00 Ft x .00 Ft