



## 2307 5 Avenue Calgary Alberta

\$886,000

Welcome to this IMPECCABLY maintained home in the highly DESIRABLE West Hillhurst community! As you step inside, you'll be greeted by 9-FOOT ceilings and rich HARDWOOD floors that lead you into a gourmet kitchen. Featuring luxurious GRANITE countertops, extended dark-stained cabinets, a stylish backsplash, and STAINLESS STEEL appliances, this kitchen is truly a chef's dream. The family room creates a cozy atmosphere with a gorgeous FIREPLACE surrounded by elegant WOODWORK, adding both warmth and FUNCTIONALITY to the space. Upstairs, the primary suite offers a PEACEFUL RETREAT, complete with a custom walk-in closet, dual sinks, a SKYLIGHT, a tiled shower, and a relaxing SOAKER TUB. Two additional bedrooms, each with built-in closets, share a sleek, modern FULL bathroom. The upper level also includes a convenient office space with CUSTOM-BUILT desks and shelving. The fully developed basement, with HEATED FLOORS, extends your living space and features a fourth bedroom and a three-piece bathroom. The HANDCRAFTED entertainment wall unit transforms the basement into a perfect media room, complete with CABINETS ideal for a beverage station. Step outside to the private, south-facing backyard, perfect for summer BBQs, and enjoy the convenience of a double-car garage. Located just minutes from Queen Elizabeth School, SAIT, Foothills Hospital, Downtown, and playgrounds, this home seamlessly combines comfort and convenience. Don't miss the opportunity to make this beautiful property your own! (id:6769)

Bedroom 9.58 Ft x 12.00 Ft  
Office 3.58 Ft x 5.50 Ft  
Primary Bedroom 14.50 Ft x 15.67 Ft  
5pc Bathroom 12.08 Ft x 8.92 Ft  
Other 5.17 Ft x 8.92 Ft  
5pc Bathroom 20.50 Ft x 19.33 Ft  
Bedroom 9.92 Ft x 13.33 Ft  
3pc Bathroom 5.42 Ft x 8.17 Ft  
Furnace 11.17 Ft x 11.00 Ft

Bedroom 9.67 Ft x 11.42 Ft  
Other 5.08 Ft x 4.50 Ft  
Living room 19.17 Ft x 17.00 Ft  
Living room 20.00 Ft x 12.50 Ft  
Other 13.33 Ft x 8.00 Ft  
Kitchen 9.67 Ft x 13.33 Ft  
Pantry 4.67 Ft x 4.67 Ft  
2pc Bathroom 5.67 Ft x 4.83 Ft  
Dining room 12.25 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room 7.67 Ft x 7.33 Ft