



# 1234 5 Avenue Calgary Alberta

\$529,000

Welcome to Ezra on Riley Park, a truly unique address in the heart of Hillhurst, where stylish city living meets the serenity of nature. Nestled along the edge of the iconic Riley Park, this sophisticated 2-bedroom, 2-bath condo offers a rare opportunity to experience the best of inner-city Calgary—with breathtaking views, upscale design, and unmatched walkability. From the moment you step inside, you'll feel the difference. A spacious foyer welcomes you with beautiful textured engineered hardwood flooring, leading you into a thoughtfully designed open-concept living space filled with natural light streaming in through floor-to-ceiling windows. This home is perfectly framed by views of the lush greenspace just beyond, creating a seamless connection between indoor luxury and outdoor beauty. The kitchen and living area blend harmoniously, surrounded by oversized windows and double French sliding doors that open onto an expansive wrap-around balcony—an incredible outdoor living space measuring over 59 feet in total length, ideal for morning coffee, evening cocktails, or relaxing in your private oasis above the park. The modern kitchen boasts sleek stainless steel appliances, stylish white cabinetry with fridge panels to match, elegant glass tile backsplash, durable and beautiful silgranite sink and quartz countertops for a clean, contemporary finish. Both bedrooms are bright and inviting, featuring built-in closet organizers and a soft, modern color palette. The primary suite enjoys its own wing of the wraparound balcony and a private 4-piece ensuite, complete with classic tile flooring, full tile shower and tub combo and quartz vanity with undermount sink and built-in vanity. The second full bathroom, located near the entry for guests or family, mirrors the home's elevated aesthetic. You'll also appreciate the in-suite laundry room, central air conditioning, and am...

Living room/Dining room 19.00 Ft x 12.25 Ft  
 Primary Bedroom 9.83 Ft x 9.00 Ft  
 4pc Bathroom 8.83 Ft x 4.92 Ft  
 Bedroom 10.00 Ft x 8.58 Ft

Foyer 7.75 Ft x 6.00 Ft  
 Laundry room 3.25 Ft x 3.25 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca