



## 1234 5 Avenue Calgary Alberta

\$769,000

Experience elevated inner-city living in this southwest-facing corner unit at Ezra on Riley Park, offering exceptional natural light through floor-to-ceiling windows and a bright, open layout. Positioned on the 6th floor, it showcases unobstructed views of the downtown skyline, Riley Park, and glowing west-facing sunsets. Thoughtfully designed with two bedrooms, two full bathrooms, built-in storage, and a seamless layout, this home is ideal for those who value comfort, style, and convenience. The contemporary kitchen impresses with brand new stainless steel appliances, a gas range, quartz countertops, a spacious island, and ample cabinetry - perfect for everyday cooking or hosting. The living and dining areas transition effortlessly to two expansive private patios, one facing south and the other west, creating an outstanding indoor-outdoor living experience with endless views. The primary bedroom serves as a peaceful retreat with a walk-in closet featuring built-ins and a spa-inspired ensuite complete with double vanity, glass shower, and a soaking tub for unwinding at the end of the day. The second bedroom enjoys impressive views and ample natural light, making it a comfortable space for guests, a home office, or a versatile flex room. A full laundry room with built-in shelving and brand new washer/dryer adds convenience, storage, and function to the home. A full main bathroom finishes off this comfortable two-bed, two-bath layout. Residents of Ezra enjoy premium amenities, including a fitness centre in the West Tower, a stylish lounge with wine storage in the East Tower, secure underground parking, a storage locker, guest suite, and a dog-friendly environment. Set directly on Riley Park and steps from the LRT, Kensington's boutique shops and cafes, Safeway, and the Bow River pathway system, this is a rare opportunity to enjoy the best of nature, convenience, and vibrancy.

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 6.92 Ft x 8.25 Ft

Bedroom 8.58 Ft x 9.75 Ft

Primary Bedroom 10.00 Ft x 12.67 Ft

Living room 10.33 Ft x 13.00 Ft

Dining room 8.67 Ft x 13.08 Ft

Kitchen 8.50 Ft x 12.33 Ft

Other 4.58 Ft x 13.42 Ft

Other 6.67 Ft x 28.00 Ft

Other 6.67 Ft x 27.17 Ft

Listing Presented By:



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