



# 1305 5 Street Calgary Alberta

\$1,380,000

Welcome to 1305, a stunning and well-constructed residence that invites you to indulge in over 4,500 square feet of finished living space. This expansive home offers 6 bedrooms and 5 full bathrooms to accommodate your every need. The heart of this home, the main kitchen, is a chef's dream, boasting a suite of upgraded features including a gas range, gas oven, electric oven, pot filler, built-in microwave and an abundance of storage and workspace, ideal for hosting large gatherings. The main living area is designed with an open-concept layout and seamlessly flows into a spacious flex space, currently serving as a den but easily adaptable into a grand dining area complete with a fireplace. Beyond the dining room, you'll discover a delightful 3-season room. At the rear of the house, a centrally located laundry room, office space, and a 3-piece washroom for guests offer added convenience. For multi-generational families or those seeking potential income, a legal in-law or nanny suite with its own kitchen, bathroom, and living room is thoughtfully situated on the main floor. The master bedroom is a sanctuary unto itself, featuring a walk-in closet, an oversized shower with a bench, a freestanding tub, double sinks, and a water closet. Upstairs, two generously sized bedrooms are complemented by a spacious 4-piece bathroom with ample storage. The lower level has been meticulously finished to offer 2 large bedrooms with 9-foot ceilings, with the primary bedroom boasting a walk-in closet. The lower bathroom includes double sinks and an oversized 6-foot soaker tub. An inviting recreation space with a fireplace leads to a sizable media room equipped with built-in surround sound and a wet bar featuring a bar fridge, creating an ideal space for entertaining and relaxation. The utility room has been skillfully finished and offers versatility as a workshop, art space, or cra...

Recreational, Games room 23.67 Ft x 11.58 Ft

Family room 22.08 Ft x 16.08 Ft

Bedroom 11.75 Ft x 9.42 Ft

Bedroom 18.75 Ft x 12.42 Ft

5pc Bathroom 13.75 Ft x 8.42 Ft

Kitchen 17.92 Ft x 9.00 Ft

Living room/Dining room 11.17 Ft x 10.75 Ft

Office 9.75 Ft x 6.67 Ft

Laundry room 9.00 Ft x 5.83 Ft

Bedroom 12.00 Ft x 8.92 Ft

3pc Bathroom 9.00 Ft x 7.67 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

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Listing Presented By:



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CENTURY 21 BRAVO REALTY

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Dining room 11.58 Ft x 9.83 Ft  
Living room 25.25 Ft x 15.83 Ft  
Family room 17.17 Ft x 11.67 Ft  
Kitchen 11.33 Ft x 9.75 Ft

Primary Bedroom 14.33 Ft x 13.42 Ft  
Bedroom 12.08 Ft x 11.08 Ft  
Bedroom 12.42 Ft x 9.25 Ft