

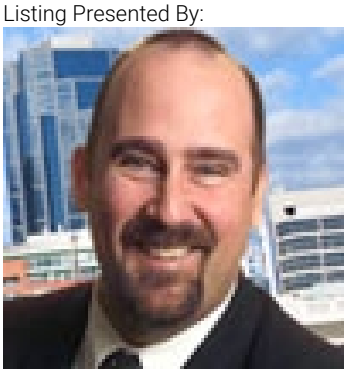
2018 5 Avenue Calgary Alberta

$985,000

Picture your mornings in West Hillhurst: a walk or bike ride along the Bow River pathways, and an easy commute downtown. Kensington's cafes, shops, restaurants, and Dairy Lane & shops of 19th Street are just minutes away. This contemporary 2013 custom build by Homes by Avi puts you right in the middle of it all. Step inside and the main floor feels open and bright, with 9-foot ceilings, intentional spaces, and refinished maple hardwood. The living room features a gas fireplace framed by custom built-ins. The kitchen is designed for both everyday meals and entertaining, with a large island seating four or five, a gas cooktop with chimney hood, a wall oven, coffee station, a KitchenAid wine chiller, quartz counters, dark espresso cabinetry and under-cabinet lighting. The pantry has an 8-foot pocket door, and the dining area opens to the rear deck. Outside, the large rear deck has a gas line for your BBQ and heater. Below it is a paver stone patio with raised planter beds. The upper floor is designed around two exceptionally spacious bedrooms, each with its own ensuite and walk-in closet. The primary has room for a separate sitting area, and its ensuite features a soaker tub, a frameless glass shower and a double vanity. The second bedroom opens directly onto the glass-railed front roof deck, a quiet spot for morning coffee or an evening glass of wine. Laundry is upstairs right where you need it. The developed basement gives you room to spread out, with a spacious rec room for movie nights, a third bedroom with its own walk-in closet for guests, and a full 4 pc bath. The home is as practical as it is comfortable, with 2,088 sq ft above grade, Hunter Douglas blinds, storage throughout, and a stucco, stone and Hardie panel exterior. A 5.4 kW Ballasted PV solar system helps keep energy costs in check, and the insulated double detached garage has a gas rough-in and a sub ...

Recreational, Games room 19.25 Ft x 15.08 Ft
Bedroom 11.58 Ft x 12.33 Ft
4pc Bathroom 8.08 Ft x 4.92 Ft
Furnace 8.17 Ft x 16.92 Ft
Foyer 4.50 Ft x 7.17 Ft
Living room 13.00 Ft x 17.92 Ft
Dining room 6.33 Ft x 15.75 Ft
2pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 19.92 Ft x 22.17 Ft
5pc Bathroom 9.92 Ft x 9.42 Ft
Other 8.67 Ft x 6.00 Ft
Primary Bedroom 19.83 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.jessesinclair.com/

RE/MAX Realty Professionals

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

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Kitchen 13.92 Ft x 26.17 Ft

Pantry 4.25 Ft x 4.33 Ft

3pc Bathroom 5.92 Ft x 8.42 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.