



## 2719 5 Avenue Calgary Alberta

\$1,479,000

Welcome to this stunning brownstone all-brick home, where mid-century modern flair meets contemporary luxury. As you enter, you'll immediately notice the exquisite colour palette, carefully selected and designed to create a warm and inviting atmosphere. The attention to detail is evident in every corner, from the elegant finishes to the clean lines and open spaces that define the home. Moving through the main living area, the seamless flow between spaces is ideal for everyday living and entertaining. The chef's kitchen is a showstopper with high-end appliances, sleek cabinetry, and a spacious center island, perfect for casual meals or hosting guests. Floor-to-ceiling windows allow natural light to flood the space, connecting the indoors with the outdoors and offering easy access to the sunny south-facing patio and yard. As you head upstairs to the second floor, you'll find 3 bedrooms, two with private ensuites and walk-in closets. On the third level, the master suite is nothing short of a sanctuary, with extra windows to take in the stunning city views, a custom-designed walk-in closet, and a spa-like ensuite featuring a deep soaker tub, dual vanities, and a spacious shower. Step out onto the rooftop patio for your morning coffee or a relaxing evening with the city skyline as your backdrop. The fully finished basement invites you to discover even more living space, perfect for family gatherings or movie nights in the rec room, complete with a wet bar. A glass-enclosed gym offers a private space to work out, while a fifth bedroom and full bathroom provide additional room for guests. The extra-deep backyard with a sunny south-facing patio is your private oasis, and behind is the double detached garage wired for electric vehicles. Situated in the highly sought-after neighbourhood of West Hillhurst with easy access to river pathways, Edworthy Park, Kensington, and a we...

Den 13.75 Ft x 9.50 Ft

Other 14.08 Ft x 7.75 Ft

Primary Bedroom 16.42 Ft x 15.50 Ft

5pc Bathroom 12.92 Ft x 10.00 Ft

Family room 18.92 Ft x 14.75 Ft

Exercise room 11.58 Ft x 9.17 Ft

Dining room 13.33 Ft x 10.42 Ft

Living room 14.92 Ft x 13.92 Ft

2pc Bathroom 7.17 Ft x 5.58 Ft

Laundry room 10.92 Ft x 5.25 Ft

Bedroom 13.92 Ft x 12.92 Ft

Bedroom 10.92 Ft x 10.17 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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<b>Furnace</b>	11.58 Ft x 5.67 Ft	<b>Bedroom</b>	10.42 Ft x 9.42 Ft
<b>Bedroom</b>	12.92 Ft x 10.33 Ft	<b>4pc Bathroom</b>	10.17 Ft x 4.92 Ft
<b>Kitchen</b>	20.67 Ft x 15.00 Ft	<b>5pc Bathroom</b>	12.08 Ft x 10.58 Ft