



## 2720 5 Avenue Calgary Alberta

\$1,299,900

Welcome to a home where sophistication meets functionality in one of Calgary's most sought-after inner-city communities - West Hillhurst! Set on a SOUTH-FACING lot, this stunning NEW BUILD is designed to impress with its modern architecture, thoughtful layout, & high-end finishes. Step inside & experience a bright, open-concept main floor that feels both inviting & luxurious. The heart of the home is the designer kitchen - a true showpiece featuring a massive waterfall island w/ bar seating, extensive custom millwork, quartz countertops, a built-in pantry, & premium appliances, including a gas cooktop & built-in wall oven. A full-height backsplash, stylish pendant lighting, & sleek soft-close cabinetry complete the space. The nearby dining area is perfect for hosting, w/ room for a large table to gather friends & family. The living room is designed for both relaxation & entertaining, centred around a striking gas fireplace w/ a floor-to-ceiling surround that creates a bold statement next to the modern built-in media wall. Large sliding doors flood the space w/ natural light & open onto the rear deck, seamlessly blending indoor & outdoor living. A functional mudroom on the side of the home is equipped w/ a built-in bench, & an upscale powder room completes the main floor. Upstairs, the primary retreat is a sanctuary w/ soaring vaulted ceilings & not only an expansive walk-in closet but a stylish built-in wardrobe & shelving in the main area for additional convenience. The spa-inspired ensuite features a STEAM SHOWER, a freestanding soaker tub, dual vanities, & heated floors. Two additional JUNIOR SUITES are well-sized, & each has a beautifully finished ENSUITE w/ walk-in showers, while a full-size laundry room w/ built-in cabinetry & sink adds everyday convenience. The lower level offers incredible flexibility w/ a fully self-contained 2-BED LOWER LEGAL SUITE (Appro...

Primary Bedroom 15.92 Ft x 12.83 Ft

Other 9.08 Ft x 5.83 Ft

Bedroom 9.92 Ft x 9.67 Ft

Bedroom 9.92 Ft x 9.42 Ft

Laundry room 7.75 Ft x 5.42 Ft

3pc Bathroom 7.50 Ft x 6.08 Ft

Bedroom 14.00 Ft x 10.00 Ft

Recreational, Games room 13.58 Ft x 10.92 Ft

Eat in kitchen 8.33 Ft x 7.67 Ft

Laundry room 8.42 Ft x 3.17 Ft

Furnace 11.92 Ft x 5.42 Ft

4pc Bathroom 7.42 Ft x 5.08 Ft

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3pc Bathroom 8.33 Ft x 4.33 Ft

5pc Bathroom 11.83 Ft x 9.58 Ft

Bedroom 11.83 Ft x 8.67 Ft

Living room 15.92 Ft x 15.83 Ft

Kitchen 20.33 Ft x 8.25 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft