

# \$825,000 - 2321 5 Avenue Nw, Calgary

MLS® #A2238205

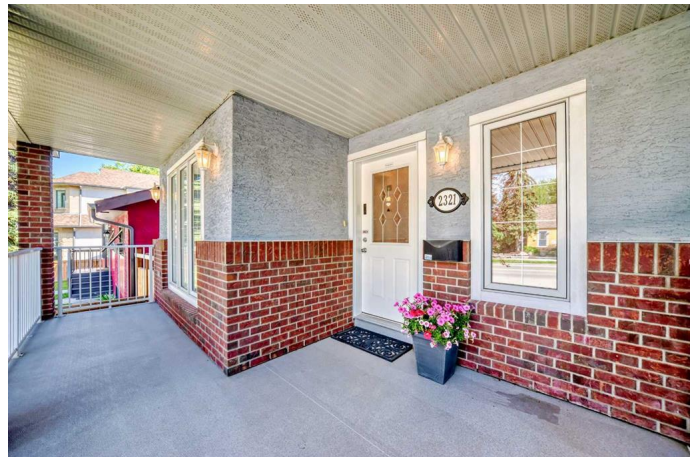
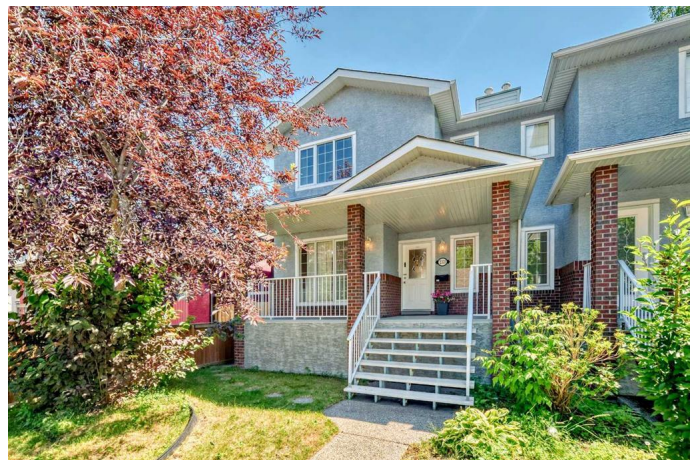
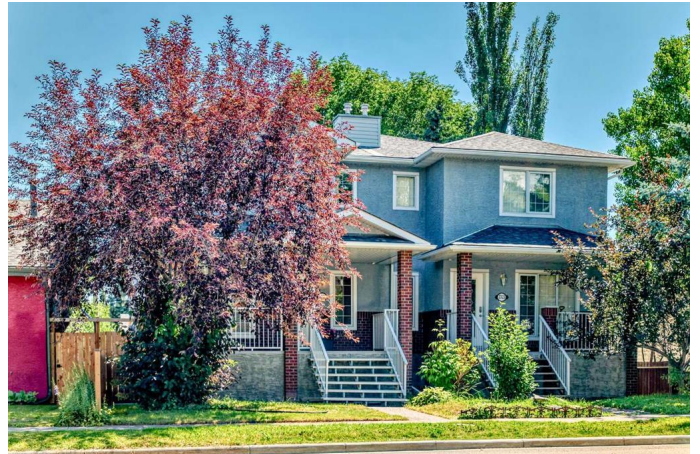
**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,781 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

A beautiful and carefully cared for home in West Hillhurst-one of Calgary's most sought after Inner City communities! At it's finest in this unique and elegant modern design, open floor plan. Just minutes to the Downtown core. Maple Hardwood flooring stained in dark rich Mocha, throughout Kitchen Dining Area and living room, main floor 'Den and including the semi-OPEN stairway to the upstairs bedrooms. Slate flooring in both entries and all bathrooms. Legacy Maple Kitchen cabinetry, with centre Island Granite countertops and a breakfast bar., Built in Wine rack. Three sided fireplace in Great Room, and French Doors to large south facing deck. Second rear entry door with coat closet and main floor laundry. Stainless Steel 'Appliance' package compliments the modern day look..Huge Master bedroom, berber carpet, and Six Jetted tub, double sinks, slate floor, and slate surround. tub and vanities. There are three bedrooms in the upper floor. Spacious detached double garage. The basement is unfinished and is awaiting the needs tailored to your family. The back garden has been re-seeded with grass seeds, and the new owner is free to use the garden to grow their own favourite flowers and plants. 2024 new roof and 2020 hot water tank, The house has air conditioner for the hot summer time. Located a short walk to Riley Park, school, outdoor swimming pool, and the myriad pubs and eateries that only Kensington can offer!



Built in 2003

## Essential Information

MLS® #	A2238205
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,781
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2321 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	15
Zoning	R-C2

## Listing Details

Listing Office	First Place Realty
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