

**2321 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2238205**



**\$825,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** None

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 Ganite countertops and a breakfast bar., Built in Wine rack. Three sided fireplace in Great Room, and Fench Doors to large south facing deck. Second rear entry door with coat closet and main floor llundry 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!