

# \$938,000 - 2212 5 Avenue Nw, Calgary

MLS® #A2257023

**\$938,000**

4 Bedroom, 4.00 Bathroom, 2,023 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Stylish Semi-Detached in West Hillhurst | Well-Maintained and Prime Location. Welcome to this beautifully crafted two-storey home in the heart of West Hillhurst. With over 3000 sq. ft. of developed living space, this residence offers the perfect blend of functionality and style, just minutes from downtown and steps from schools, parks, and vibrant community amenities (Kensington District, West Hillhurst Off-Leash Dog Park, Riley Park, just to name a few). Step inside to an inviting open-concept main floor featuring 9-ft ceilings, rich hardwood floors, and a striking tile-faced fireplace framed by custom built-in bookshelves. The windows and skylight let plenty of natural light in. The chef's kitchen is the centerpiece, boasting quartz countertops, a large island with breakfast bar, gas cooktop, stainless steel appliances -built in oven & microwave, and extensive cabinetry for all your storage needs. The spacious living room flows seamlessly to the private deck and landscaped backyard, complete with built-in benches and direct access to the double detached garage. A curved staircase, illuminated by a skylight, leads to the upper level. Here you'll find a bright bonus room with vaulted ceilings, a luxurious primary suite with a 5-piece ensuite featuring in-floor heating and a walk-in closet, plus two additional bedrooms (one with vaulted ceiling) and a convenient laundry room. The fully developed basement offers 9-ft ceilings, a large recreation room, an additional bedroom with walk-in closet and egress window, a full



4-piece bath, and generous storage. Comfort features include central air conditioning and thoughtful touches like a tiled front and back entry and even an apple tree out in the front. This home delivers the best of inner-city living in one of Calgary's most sought-after inner-city communities. Easy access to Crowchild Trail, 14th and 19th Streets, Kensington Road, Memorial Drive " this is convenient at its best! Perfect for growing families, young professionals, or those looking to downsize, this is an amazing opportunity to own in West Hillhurst.

Built in 2013

### Essential Information

MLS® #	A2257023
Price	\$938,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2212 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0S7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks, Tile
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	67
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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