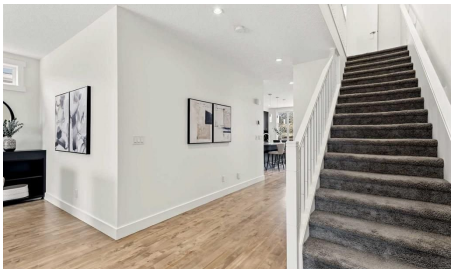
2018 5 Avenue NW

Calgary | Active | MLS® A2359672

$985,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2013**	**2,080.21 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Picture your mornings in West Hillhurst: a walk or bike ride along the Bow River pathways, and an easy commute downtown. Kensington's cafes, shops, restaurants, and Dairy Lane & shops of 19th Street are just minutes away.
This contemporary 2013 custom build by Homes by Avi puts you right in the middle of it all. Step inside and the main floor feels open and bright, with 9-foot ceilings, intentional spaces, and refinished maple hardwood. The living room features a gas fireplace framed by custom built-ins. The kitchen is designed for both everyday meals and entertaining, with a large island seating four or five, a gas cooktop with chimney hood, a wall oven, coffee station, a KitchenAid wine chiller, quartz counters, dark espresso cabinetry and under-cabinet lighting. The pantry has an 8-foot pocket door, and the dining area opens to the rear deck. Outside, the large rear deck has a gas line for your BBQ and heater. Below it is a paver stone patio with raised planter beds. The upper floor is designed around two exceptionally spacious bedrooms, each with its own ensuite and walk-in closet. The primary has room for a separate sitting area, and its ensuite features a soaker tub, a frameless glass shower and a double vanity. The second bedroom opens directly onto the glass-railed front roof deck, a quiet spot for morning coffee or an evening glass of wine. Laundry is upstairs right where you need it. The developed basement gives you room to spread out, with a spacious rec room for movie nights, a third bedroom with its own walk-in closet for guests, and a full 4 pc bath. The home is as practical as it is comfortable, with 2,088 sq ft above grade, Hunter Douglas blinds, storage throughout, and a stucco, stone and Hardie panel exterior. A 5.4 kW Ballasted PV solar system helps keep energy costs in check, and the insulated double detached garage has a gas rough-in and a sub panel ready for your EV charger.
Steps to the West Hillhurst community centre & outdoor pool, Queen Elizabeth School, Riley Park, and a short drive to Foothills Medical Centre and University of Calgary. Schedule your private tour today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359672
Bedrooms	3
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,080.21 sq. ft.
Main Level Finished Area:	1,027.03 sq. ft.
Upper Level Finished Area:	1,053.18 sq. ft.
Below Grade Finished Area:	987.05 sq. ft.
Lot Area:	3,261 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1412225
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Composite Siding, Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Flat, Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	See Remarks
Inclusions:	Refrigerator, Gas cooktop, Oven, Microwave, Wine refrigerator, Washer, Dryer, All window coverings, Garage door opener + remotes, PV Solar system
Restrictions:	None Known
Main Floor	Foyer · 7'9" × 6'6" ·
Main Floor	Living Room · 17'11" × 13' ·
Main Floor	Kitchen · 26'2" × 13'11" ·
Main Floor	Pantry · 4'4" × 4'3" ·
Main Floor	Dining Room · 15'9" × 6'4" ·
Upper Level	Bedroom · 22'2" × 19'11" ·

Upper Level	Balcony · 6'8" × 6' ·
Upper Level	Bedroom - Primary · 19'10" × 12'2" ·
Basement	Game Room · 19'3" × 15'1" ·
Basement	Bedroom · 12'4" × 11'7" ·
Basement	Furnace/Utility Room · 16'11" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Garden, Permeable Paving
Patio And Porch Features:	Balcony(s), Deck, Patio, Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2018-5-avenue-nw-calgary-a2359672/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.