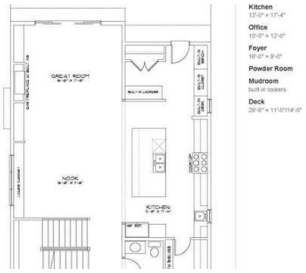
221 5 Avenue NE

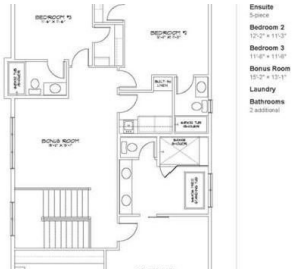
Calgary | Active | MLS® A2342275

$2,199,999









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2027**	**2,886 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

BRAND NEW LUXURY BUILD IN CRESCENT HEIGHTS - COMPLETING 2027 | Here is your opportunity to secure a brand new, custom-built home in one of Calgary's most sought-after inner-city communities. Set on a quiet, tree-lined street just minutes from downtown, this stunning two-storey offers over 3,900 sq ft of thoughtfully designed living space across three fully finished levels, with 5 bedrooms, 4.5 bathrooms and 3 upper-level ensuites. Step inside to soaring ceilings, an open floorplan and a bright main level anchored by a spacious great room with gas fireplace. The chef's kitchen features a luxury appliance package including a gas range and range hood, along with a large island, walk-in pantry, beverage fridge and built-in features, flowing seamlessly into the generous dining nook and out to the rear deck - perfect for entertaining. A private main-floor office, elegant powder room and mud room complete the main level. Upstairs, the primary retreat is a true sanctuary with a walk-in closet complete with custom organizers and a spa-inspired 5-piece ensuite with double vanity. Two additional bedrooms each enjoy their own private 4-piece ensuite, and every upper-level ensuite is finished with electric in-floor heating. A large bonus room and a convenient upper-level laundry with sink round out the second floor. The fully finished lower level is built for gathering, with radiant in-floor heat throughout, an expansive games room featuring a wet bar, two more bedrooms, a 3-piece bath and ample storage. Outside, an oversized double garage is heated and equipped with 200 AMP power - ideal for the car enthusiast, workshop or future EV charging. Additional highlights include central air conditioning, recessed lighting throughout, a fenced, landscaped and low-maintenance yard on a level rectangular lot, and the peace of mind that comes with brand new construction. You're steps to Crescent Heights' parks, playgrounds and schools, with the shops and restaurants of Bridgeland and Kensington, the Bow River pathways and the downtown core all within easy reach. Possession upon completion in 2027 - an exceptional chance to own a brand new home in the heart of Crescent Heights.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342275
Bedrooms	5
Bathrooms	5
Year Built	2027
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,886 sq. ft.
Main Level Finished Area:	1,409 sq. ft.
Upper Level Finished Area:	1,477 sq. ft.
Below Grade Finished Area:	1,059 sq. ft.
Acreage:	No
Lot Area:	5,000 sq. ft.
Lot Frontage:	37'4¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2027 (Age: -)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	1332N
Heating:	In Floor, Forced Air, Radiant
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Composite Siding

Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Beverage Fridge
Restrictions:	None Known
Main Floor	Great Room · 17' × 16' ·
Main Floor	Nook · 16' × 11' ·
Main Floor	Kitchen · 17'4" × 12' ·
Main Floor	Office · 15' × 12' ·
Main Floor	Mud Room · Measurements not available ·
Upper Level	Bedroom - Primary · 17' × 15' ·
Upper Level	Bedroom · 12'2" × 11'3" ·

Upper Level	Bedroom · 11'6" × 11'6" ·
Upper Level	Bonus Room · 15'2" × 13'1" ·
Upper Level	Laundry · Measurements not available ·
Basement	Game Room · 27' × 20'7" ·
Basement	Bedroom · 13'6" × 12'4" ·
Basement	Bedroom · 11'3" × 11' ·
Basement	Storage · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/221-5-avenue-ne-calgary-a2342275/

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