# 2607 5 Avenue NW

Calgary | Active | MLS® A2356006

**$1,179,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2025** | **1,965.07 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Step inside this bright, brand-new semi-detached home, it’s a perfect blend of modern luxury and effortless functionality designed for every lifestyle.
From the moment you enter, you’re greeted by an airy, light-filled open layout featuring high ceilings, a sleek glass-enclosed home office, and a chef-inspired kitchen built for entertaining. Step through the functional mudroom into your private, fully fenced backyard, complete with a detached double garage.
Retreat upstairs to your sun-drenched primary suite, where a spa-inspired ensuite awaits with a deep soaker tub and invigorating steam shower. Two additional spacious bedrooms-each complete with its own private ensuite bath-and a dedicated upstairs laundry room ensure everyone enjoys their own cozy haven.
The thoughtfully crafted legal basement suite features a private separate entrance, rich hardwood floors, an open-concept kitchen, two generously sized bedrooms, a full luxury bathroom, dedicated laundry, and a utility room. Nestled in a prime inner-city location just minutes from SAIT, U of C, and major transit options, this suite is a magnet for high-quality tenants. Whether you choose to live upstairs and rent out the suite, house family for multi-generational living, or hold it as a prime investment, the options are endless!
Interested in owning both sides? The other half of this duplex is also available (MLS# A2332395).

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356006 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 2025 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |

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|---|---|
| **Total Living Area:** | 1,965.07 sq. ft. |
| **Main Level Finished Area:** | 923.38 sq. ft. |
| **Below Grade Finished Area:** | 941.5 sq. ft. |
| **Lot Area:** | 5,995 sq. ft. |
| **Lot Frontage:** | 25'1¼" |
| **Front Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2025 (Age: 1) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:4, Half:0) |
| **Num Ensuite Baths:** | 3 |
| **Plan:** | 331AB |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Stone, Stucco |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Ceramic Tile, Hardwood |
| **Cooling:** | Rough-In |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Multiple Locations |
| **City Quadrant:** | Northwest |
| **Community:** | West Hillhurst |
| **Appliances:** | Built-In Range, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 12'9" × 11'3" · |
| **Main Floor** | Kitchen · 17'6" × 15'6" · |
| **Main Floor** | Living Room · 15' × 13'2" · |
| **Main Floor** | Office · 6'6" × 6' · |
| **2nd Floor** | Bedroom - Primary · 14'5" × 13'2" · |
| **2nd Floor** | Bedroom · 11' × 9'10" · |
| **2nd Floor** | Bedroom · 9'11" × 9'10" · |
| **Suite** | Bedroom · 10'6" × 9'8" · |
| **Suite** | Bedroom · 10'2" × 9'11" · |
| **Suite** | Kitchen · 13'2" × 10'8" · |

| | |
|---|---|
| **Suite** | Living Room · 15'2" × 11'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-CG |
| **Listed Date:** | Nov 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2607-5-avenue-nw-calgary-a2356006/

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

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

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