2609 5 Avenue NW

Calgary | Active | MLS® A2356004

$1,210,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2025**	**1,949.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Step into this stunning, brand-new custom home thoughtfully designed for both effortless entertaining and quiet daily luxury. The open-concept main floor greets you with gleaming hardwood floors, a bright powder room, and a true chef’s dream kitchen featuring a massive central island, premium Frigidaire/Electrolux fridge-freezer, and a commercial-grade KitchenAid range. Just beyond the mudroom, enjoy your fully landscaped, fenced backyard complete with a detached two-car garage.

Upstairs offers a sanctuary for everyone including a primary retreat which features a spa-inspired ensuite complete with a luxurious steam shower. Another generously sized bedroom with its own private ensuite bath, As well as a third full bedroom, an additional bathroom, and a dedicated laundry room on the upper level for ultimate daily convenience.

The fully developed basement adds even more living space, boasting a sleek wet bar, a sprawling family room, a fourth bedroom, a full bath, and a private dedicated gym.

In addition to the gorgeous home the inner-city location can’t be beat. Nestled on a quiet, historic street in coveted West Hillhurst, you’re just minutes from downtown. Stroll to nearby trendy shops and local cafés, or walk or bike to scenic Bow River pathways for year-round cycling and running. Enjoy proximity to Foothills Hospital, U of C, SAIT, and top-tier local schools.

Note* The other side of this duplex is also available for sale A2332404

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356004
Bedrooms	4
Bathrooms	5
Year Built	2025
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:	1,949.1 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:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	331AB
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Mixed
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:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'9" × 11'3" ·
Main Floor	Kitchen · 17'6" × 15'8" ·
Main Floor	Living Room · 15'1" × 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" ·
Basement	Bedroom · 13'9" × 9'9" ·
Basement	Exercise Room · 11'4" × 9'2" ·
Basement	Family Room · 19' × 15'7" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Lawn
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/2609-5-avenue-nw-calgary-a2356004/

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

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