\$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'II 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, Granite Counters, No Animal Home, No

Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s),

Central Vacuum, See Remarks, Skylight(s)

Appliances Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher,

Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer/Dryer, Water Softener, Window Coverings

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 45

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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