

1407, 1234 5 Avenue NW  
Calgary, Alberta

MLS # A2240293



## \$694,800

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 765
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows

**Inclusions:** TV Mounts x2, Built-in Shelving from Second Bedroom

Welcome to refined urban living in this beautifully upgraded 2-bedroom, 2-bathroom residence in the prestigious Ezra on Riley Park. Thoughtfully designed and meticulously maintained by the original owners, this home impresses with high-end finishes, custom builder upgrades, and a show-stopping wrap-around balcony. Step inside to discover an open-concept layout bathed in natural light, where engineered hardwood flows seamlessly throughout. The modern kitchen is a chef's dream, featuring a counter-depth refrigerator, two-door dishwasher, an added custom cabinetry section perfect for a bar or coffee station, and an instant hot water tap. The adjacent dining area is ideal for entertaining, with plenty of space and light to set the mood. In the living room, a custom-built TV wall adds architectural interest and functionality. Guests will spill out of the living room to enjoy and relax on the amazing balcony with 270-degree panoramic views of downtown and Riley Park. Designed for comfort and privacy, this outdoor space includes privacy walls at both ends, a second gas hookup for a fire table, and a double-coated floor—perfect for year-round enjoyment. The primary suite is a serene retreat with a California Closet-designed walk-in, a spa-inspired ensuite featuring a stand-up shower with built-in bench seating, and heated flooring for added luxury. The second bedroom is located across the unit for privacy and offers easy access to the second full bathroom, which includes a hinged glass tub door. This bedroom also has custom California closet organization. Additional highlights include dimmable lighting throughout, in-suite laundry, underground titled parking, and assigned secure storage locker. Residents of Ezra also enjoy access to premium amenities including a fitness facility, party room with wine cellar, and unparalleled access to Riley Park,

Kensington shops, LRT stations, and Calgary's extensive pathway network. This is your chance to own a one-of-a-kind unit in one of Calgary's most desirable communities.