

# \$799,900 - 1404, 1234 5 Avenue Nw, Calgary

MLS® #A2261889

**\$799,900**

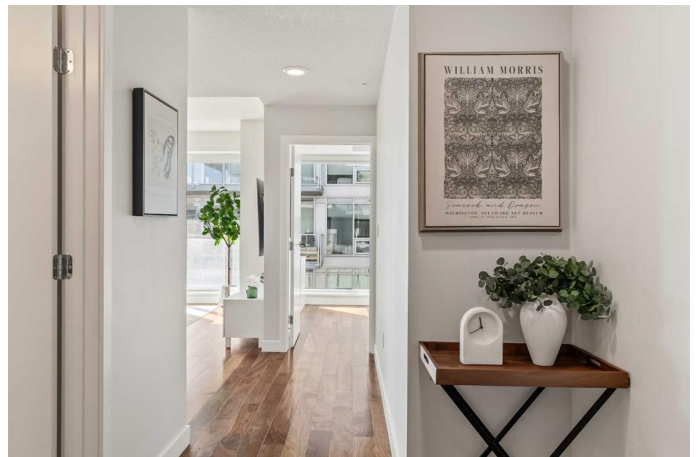
2 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Experience refined urban living in this bright corner unit, thoughtfully designed with two bedrooms and exceptional flow throughout. Floor-to-ceiling windows flood the space with natural light, while the open-concept living and dining areas create an inviting atmosphere. Step out onto the private balcony to take in sweeping south-facing views of downtown. The contemporary kitchen blends style and function, featuring high-end stainless steel appliances, a gas range, and a large quartz island that's perfect for casual dining or entertaining. The primary suite offers a generous walk-in closet and a spa-inspired 5-piece ensuite complete with a free-standing soaker tub. The second bedroom enjoys convenient cheater access to the main 4-piece bath, ideal for family or guests. A separate laundry room with full-sized machines adds extra practicality. Upgraded engineered hardwood floors extend throughout, bringing a warm, modern finish. This home also comes with one titled underground parking stall and secure storage. At Ezra, residents enjoy exclusive amenities including a stylish party lounge with wine storage in the East tower and a fitness/recreation facility in the West tower. Situated next to historic Riley Park, you'll be just steps from the LRT, Kensington shops, Safeway, and an abundance of bike paths and walking trails. A truly elevated lifestyle in the heart of the city.

Built in 2017



Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261889          |
| Price          | \$799,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,091             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1404, 1234 5 Avenue Nw |
| Subdivision | Hillhurst              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N0R9                 |

Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Fitness Center, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled   |

Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                      |
| Heating           | Fan Coil   |
| Cooling           | Central Air  |
| # of Stories      | 8  |

Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Storage, Uncovered Courtyard |
|-------------------|---------------------------------------|

|              |          |
|--------------|----------|
| Roof         | Membrane |
| Construction | Concrete |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | October 7th, 2025 |
| Zoning      | DC                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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