

\$694,800 - 1407, 1234 5 Avenue Nw, Calgary

MLS® #A2240293

\$694,800

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.00 Acres

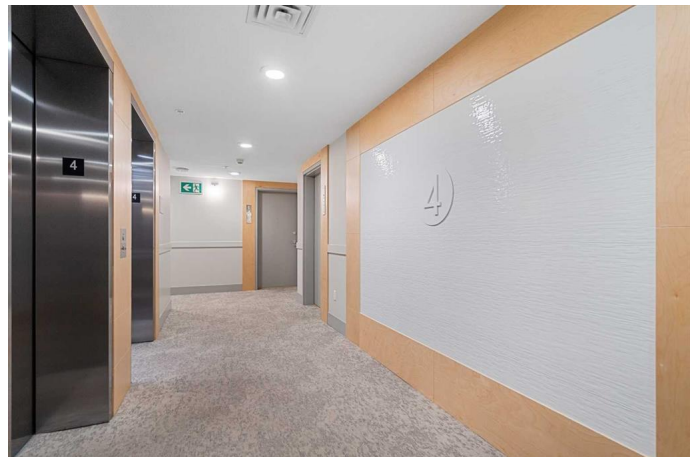
Hillhurst, Calgary, Alberta

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.

Built in 2017

Essential Information

MLS® #	A2240293
Price	\$694,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1407, 1234 5 Avenue Nw
Subdivision	Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, Lighting, Uncovered Courtyard
Construction	Brick, Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

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.