



780-978-7122
 sukhu@grassrootsrealtygroup.ca

932 5 Avenue NE
 Calgary, Alberta

MLS # A2289126



\$1,699,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,443 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Wet Bar, Wired for Sound

Inclusions: Second dishwasher, second microwave, swimspa.

PANORAMIC CITY AND DOWNTOWN VIEWS define this contemporary 4 bedroom residence in historic Bridgeland, offering over 4,600 sq ft of beautifully designed living space, including a fully developed walk out basement. Thoughtfully crafted for both everyday comfort and elevated entertaining, the home blends modern finishes with exceptional functionality. The open, airy main level features hardwood floors and soaring ceilings. A spacious dining area easily accommodates large gatherings, while the living room—anchored by a remote controlled feature fireplace—creates a warm, inviting focal point. The kitchen is tastefully appointed with quartz countertops, an island with eating bar, abundant cabinetry including a walk in pantry, stainless steel appliances, and a bright breakfast nook. A mudroom and 2 piece powder room complete this level. The second floor hosts three well proportioned bedrooms, a 5 piece bath, and a laundry room equipped with a sink and storage. The private primary retreat enjoys its own balcony, a generous walk in closet, and a secluded 5 piece ensuite featuring in-floor heat, dual sinks, a relaxing soaker tub, and an oversized shower. The third level is an exceptional entertaining space, offering a large loft with in-floor heat, wet bar and access to a spectacular rooftop patio showcasing sweeping skyline views. A fourth bedroom and a 3 piece bath with rejuvenating steam shower complete this upper level. The fully developed walk out basement, warmed with in floor heat, includes a spacious recreation/media room with wet bar, a dedicated office, and a 3 piece bath. Additional highlights include new hardwood flooring in the loft and bedrooms, built in speakers, a south facing front patio, and a private backyard with deck, swim spa, and access to the heated triple detached garage. This exceptional property enjoys an

enviable location close to Bridgeland's charming shops, cafés, and restaurants, the Calgary Zoo, Bow River pathways, schools, public transit, and offers effortless access to the downtown core.