

**1607, 1234 5 Avenue NW  
Calgary, Alberta**

**MLS # A2236419**



**\$698,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage		

**Inclusions:** Floating entertainment unit, island chairs (3) and Napoleon BBQ are negotiable

Now offered at \$80,000 below the original price—an incredible value for this rare sixth-floor corner unit. This opportunity won't last—act now! Welcome to Ezra on Riley Park, where urban living meets modern elegance. This sixth-floor corner unit offers thoughtfully designed living space with 2 bedrooms and 2 full bathrooms, perfectly positioned to capture breathtaking panoramic views of downtown Calgary from every room. Soaring 9 ft ceilings and walls of windows flood the open-concept living and dining areas with natural light, creating a bright and airy atmosphere. The chef-inspired kitchen features a waterfall quartz island, stainless steel appliances including a premium 4-burner gas stove with warming drawer by Fisher & Paykel, and sleek hardwood floors throughout the main living areas. Both bedrooms feature brand-new carpet (installed June 2025), with the primary suite offering a walk-in closet and private 4-piece ensuite, while the second bedroom is conveniently located next to the main bathroom—ideal for guests or a home office. Step outside to a spacious 332 sq ft wraparound balcony with south and east exposures, offering two access points and stunning views of the city skyline and Riley Park—perfect for enjoying morning coffee or evening sunsets. The home also includes in-suite laundry, a titled underground parking stall, and an assigned storage unit. Ezra on Riley Park is a well-maintained, amenity-rich building that enhances your lifestyle with a fully equipped fitness centre, a stylish residents' lounge with a fireplace and kitchen, a temperature-controlled wine room with individual key-access wine storage, a guest suite, underground guest parking, and secure bike storage. Ideally situated in one of Calgary's most walkable inner-city neighbourhoods, you're just steps from Riley Park, the

Sunnyside C-Train station, and the Kensington District, home to over 250 unique shops, restaurants, cafes, and cocktail bars. Surrounded by mature trees and nearby green spaces like Rosedale Off-Leash Park and the Hillhurst Community Centre, this exceptional property offers the perfect blend of urban convenience and park-side tranquility. Don't miss this rare opportunity to own a bright, stylish home in one of Calgary's most desirable and connected communities.