# \$995,000 - 2220 5 Street Sw, Calgary

MLS® #A2201006

### \$995,000

3 Bedroom, 3.00 Bathroom, 1,854 sqft Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

OPEN HOUSE SUNDAY MARCH 30, 1-3pm. Nestled in Calgary's vibrant Mission/Cliff Bungalow neighborhood, this pristine, never-occupied three-story masterpiece townhome by Knightsbridge seamlessly merges sophisticated design with quality. Steps from eclectic dining, boutique shops, scenic river pathways, and everyday conveniences, this residence promises a lifestyle of effortless urban connectivity.

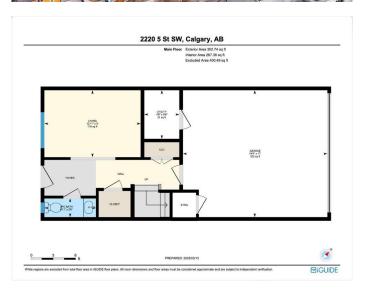
The main floor invites you into an open-concept layout, anchored by a chef's kitchen boasting premium stainless steel appliances, a sprawling island with seating, and a sleek built-in pantry. Adjacent, the inviting family room complete with a contemporary fireplace and custom shelving which creates a warm hub for gatherings or quiet evenings.

Ascend to the top floor, where the primary suite indulges with a spa-like ensuite. Unwind in the freestanding tub, refresh in the glasswalk-in shower, and enjoy the comfort of heated floors. A custom organized walk-in closet completes this private oasis. Two additional bedrooms, a den (ideal for a home office or lounge), and a full bathroom completes this level, offering flexibility for family or guests.

The entry floor features a versatile multi-purpose third flex room (perfect for an







office, guests or a gym), a half bath, and direct access to the finished double garage. A practical touch for urban living.

Crowning the home is a sprawling rooftop patio, where panoramic views set the stage for romantic dining and sunset cocktails. The landscaped front yard adds curb appeal, while the triple-glazed windows and central A/C ensure year-round comfort.

Families will appreciate the proximity to top-rated schools, including Earl Grey School, Western Canada High School, and Calgary Montessori School.

Combining cutting edge finishes, thoughtful layout, and a walkable location, this townhome is more than a residence, it's a gateway to elevated living. Schedule your tour and experience luxury where every detail delivers.

\*\*Open house March 14 & 15
12:00pm-3:00pm\*\*

Built in 2021

### **Essential Information**

MLS® # A2201006 Price \$995,000

Bedrooms 3 Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,854 Acres 0.00 Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 2220 5 Street Sw

Subdivision Cliff Bungalow

City Calgary
County Calgary
Province Alberta
Postal Code T2S 3J1

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Additional Parking, Alley Access, Double Garage Attached, Enclosed,

Garage Door Opener, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s)

Appliances Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Disposal

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Decorative

Has Basement Yes

Basement Exterior Entry, Finished, None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Entrance

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 26

Zoning M-CG

## **Listing Details**

Listing Office Century 21 Bravo Realty

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