

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

MLS® #A2201006

**\$995,000**

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

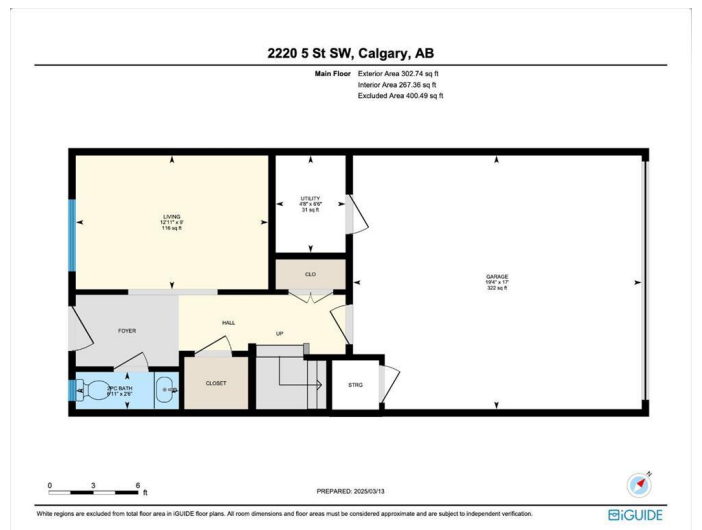
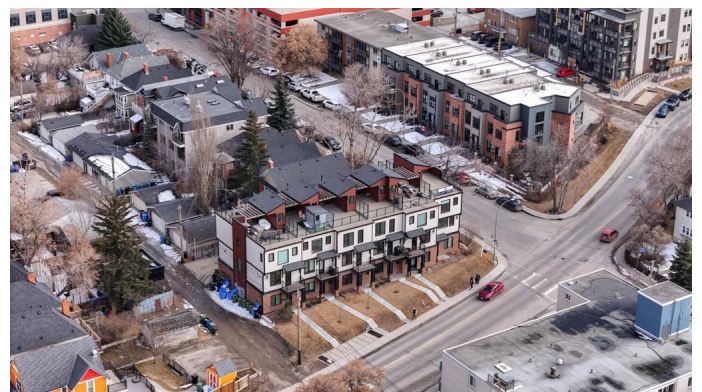
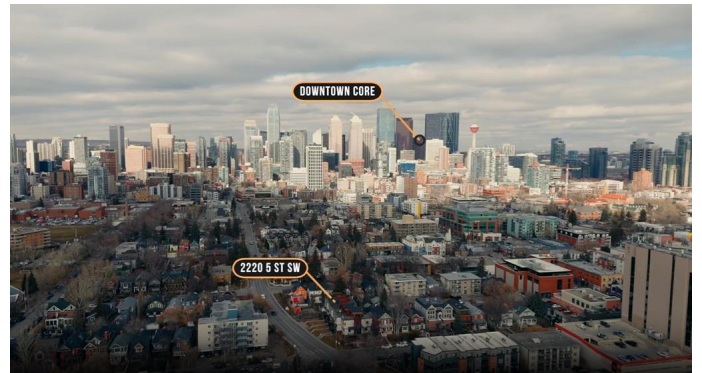
Cliff Bungalow, Calgary, Alberta

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	22
Zoning	M-CG

## Listing Details

Listing Office            Century 21 Bravo Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.