

**2, 3423 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2276903**



**\$639,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Common, Garage Door Opener, Off Street, Permit R		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, See Remarks		

<b>Heating:</b>	Central, High Efficiency, Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	none		

Experience refined inner-city living in this beautifully maintained 3-bedroom, 3.5-bath residence offering 1,428 sq ft of thoughtfully designed space in the sought-after community of Parkdale. This multi-level home features spacious living areas, in-unit laundry, and multiple outdoor spaces including balcony(s), a patio, and a south-facing self-contained backyard, perfect for entertaining, relaxing, or enjoying outdoor living. The top-floor bonus room offers pleasant south-facing views and access to a private patio, making it ideal for a home office, games room, or TV area. Year-round comfort is ensured with central air conditioning (2021) and a new furnace (2023), providing peace of mind for years to come. The primary bedroom includes a private ensuite, while additional bedrooms and bathrooms offer flexibility for family, guests, or work-from-home needs. A single detached garage keeps your vehicle warm during winter months. The home is part of a well-managed condo with fees covering common area maintenance, insurance, reserve fund contributions, parking, and snow removal. Ideally located close to river pathways, Foothills Medical Centre, the University of Calgary, parks, transit, and with quick access to downtown, this property offers exceptional inner-city lifestyle and convenience.