

**2, 3421 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2308114**



**\$649,888**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** n/a

Fabulous location. Stroll along the Bow River Pathway system or walk to school at Westmount Charter. No need to pay for pricey parking when you can hike or bike up the hill to all of the following: University of Calgary, Foothills Hospital, Children's Hospital and shopping. This 3-storey town house offers an intelligent floorplan. The main floor, open plan is very nicely finished with hardwood floors, granite counters, and attractive wood cabinetry. Conveniently located 2 piece bath, perfect for guests. Upstairs you'll find two good sized bedrooms with 2 - 4 piece ensuite baths. The third floor gives you several options. Use it as a bedroom, office, exercise area or whatever your heart desires; while you enjoy the south view of the Bow river escarpment. There is even a fully finished basement that includes another bedroom, a 4 piece bath and flex room. Off the living room is a sunny south deck. The perfect place for your BBQ. Stay warm in winter with a cozy gas fireplace in the living room. Keep cool in the summer, enjoying the central air conditioning. No need to clear snow and ice from your vehicle as it shares the detached quad garage. Don't delay. Call your favourite realtor today.