

\$699,900 - 2, 3423 5 Avenue Nw, Calgary

MLS® #A2261431

\$699,900

3 Bedroom, 4.00 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Parkdale, Calgary, Alberta

PRICE CORRECTION! Searching for a home in the coveted neighbourhood of Parkdale means you already know you want to be within walking distance of Foothills Hospital, Bow river pathways, access to 16 Ave, Stoney Trail, Memorial drive, the University, Kensington, Shouldice and Edworthy Parks.....the location is unbeatable! This delightfully updated, professionally decorated and superbly maintained 4 level condo presents like new with over 2100 square feet of developed space, complete with a loft, hardwood floors, stainless steel appliances and designer colours. Distinctively, the kitchen is a show stopper: located on the main floor adjacent to the dining room and main living area, it features immaculate appliances, quartz countertops and spacious outlay for food prep and entertaining. The living room is complete with gas fireplace and patio doors to a paved outdoor sitting area. Uniquely, the loft is ideal for additional living space, home theatre, family room, hobby room or home-based business and has a welcoming, intimate vibe. The basement showcases an ultra-modern bathroom with an oversized shower, as well as a sitting room/ office and cozy bedroom. The second level is entirely dedicated to bedrooms: both the spacious master and 2nd bedroom feature ensuite baths. A new smart furnace and fresh paint are additional upgrades to warm up the space, and a new roof has been installed in the last few years. Enjoy parking in the shared garage with alley access for



convenience. The reserve fund is healthy and the self-run condo corp. means low condo fees and no pet restrictions! Book a viewing today! Please be aware that a baby lives in the home and scheduling for viewings is crucial, any day of the week before 6:30pm please. (id:6289)

Built in 2004

Essential Information

Listing #	A2261431
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2, 3423 5 Avenue Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N0V5

Amenities

Amenities	Park, Playground, Schools
Features	See remarks, Other, Back lane, PVC window, Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Detached Garage, Other, See Remarks, Shared
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
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Heating	Central heating, Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Keller Williams BOLD Realty



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