



**GRASSROOTS**

REALTY GROUP

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**3311 5 Avenue NW  
Calgary, Alberta**

**MLS # A2324509**



**\$599,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Private, Rectar		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Open Houses both Saturday the 27th and Sunday the 28th from 12:00-2:00. An incredible opportunity awaits in this beautifully updated end-unit townhouse, perfectly situated on a quiet street in the highly desirable community of Parkdale. This home offers the ultimate layout for modern living, boasting a spacious, open floor plan on the main level highlighted by rich hardwood flooring, upgraded lighting, and oversized windows that flood the space with natural light. The large, functional kitchen is a chef's delight, beautifully refreshed with premium granite countertops, a stylish new backsplash, and a full suite of stainless steel appliances. Upstairs, the super bedroom layout provides exceptional separation&mdash;making it absolutely perfect for roommates or guests&mdash;with both bedrooms enjoying ample closet space and pristine ensuites upgraded with gorgeous new quartz countertops, a fresh backsplash, and chic tile flooring. For added flexibility, the basement features a versatile flex room with a huge window that easily functions as a non-conforming guest room or home office, while a tandem under-drive garage provides secure parking and abundant storage. Patio doors lead from the main floor directly to your private southwest-facing deck and fully fenced backyard, providing a rare, sun-drenched outdoor haven for kids and pets alike. Beyond its interior charm, this townhouse offers unparalleled peace of mind with a robust history of both recent personal and corporate updates. The home itself features a new high-efficiency furnace installed in 2022, a brand-new washing machine from 2024, and a newly installed fence and car gates completed in 2023 that allow for convenient off-street parking or trailer storage right in your backyard. Complementing these personal investments, the active strata corp handled major capital improvements, replacing the roof around 2018

and fully replacing the decks around 2020. The location simply cannot be beaten: you are within easy walking distance to excellent local schools, steps from Westmount Charter School, and just minutes from the extensive Bow River pathway system. It is an effortless commute, bike ride, or quick drive to the downtown core, and sits in immediate proximity to major employment hubs including the University of Calgary, the Alberta Children's Hospital, and the Foothills Medical Centre. This property seamlessly blends a premium inner-city location, extensive modern upgrades, and functional design into a place you will love to call home.