



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 3421 5 Avenue NW
Calgary, Alberta

MLS # A2340258



\$585,000

Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,572 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Live where convenience meets an exceptional inner-city lifestyle! Ideally positioned near the Bow River pathway system, Westmount Charter School, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and an array of shopping and amenities, this beautifully finished 3-storey townhome puts some of Calgary's most sought-after destinations right outside your door. Leave the car behind and walk, run or cycle to many of your daily destinations! Inside, an intelligent multi-level floor plan offers plenty of space for families, professionals and those who love having room to spread out. The main level welcomes you with an inviting open-concept design featuring rich hardwood flooring, attractive wood cabinetry, granite countertops and a convenient 2-piece powder room. The bright living room is anchored by a cozy gas fireplace and opens directly onto a sunny south-facing deck — the perfect spot for morning coffee, evening drinks or summer BBQs. Upstairs, two generous bedrooms each enjoy the luxury of their own 4-piece ensuite, creating comfortable and private retreats for family members or guests. Continue to the third level and discover a versatile bonus space with endless possibilities. Use it as a third bedroom, home office, gym, studio, media room or quiet retreat while enjoying beautiful south-facing views toward the Bow River escarpment. The fully finished basement adds even more valuable living space, complete with another bedroom, 4-piece bathroom and flexible recreation/flex room — ideal for guests, teenagers, a home office or additional living space. Central air conditioning keeps you comfortable through Calgary's warm summer months, while the gas fireplace provides a cozy gathering place during the winter. And when the weather turns, enjoy the convenience of a detached quad garage,

offering exceptional parking and storage without having to worry about clearing snow and ice from your vehicle. An unbeatable location, versatile four-level living, abundant natural light, south-facing outdoor space and exceptional parking — all wrapped into one fantastic home. Whether you're looking for proximity to schools, hospitals, the university, pathways or everyday amenities, this is an opportunity you won't want to miss. Come experience the lifestyle for yourself — book your private showing today!