



GRASSROOTS
REALTY GROUP

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2412 5 Street NW
Calgary, Alberta

MLS # A2244935



\$625,000

Division:	Mount Pleasant		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Perfectly positioned in one of Calgary's most desirable inner-city neighbourhoods, this custom townhome offers over 2,000 sq.ft. of refined living across three beautifully curated levels. Just steps from the Mount Pleasant Sportsplex and outdoor pool, and moments from the natural serenity of Confederation Park, this residence seamlessly blends timeless design with modern functionality. A welcoming front entry introduces a light-filled main floor, where expansive windows, engineered hardwood floors, and a warm gas fireplace create an atmosphere of effortless elegance. The open-concept great room flows seamlessly into a chef-inspired kitchen featuring quartz countertops, premium stainless steel appliances including a gas range, extensive cabinetry, and an oversized island—ideal for both everyday living and entertaining. Upstairs, a skylight makes the stairwell feel open and bright. The primary suite is a private retreat, showcasing vaulted ceilings, a serene balcony, a spacious walk-in closet, and a spa-inspired ensuite with double vanities and a five-piece layout. A generously sized second bedroom features its own full ensuite, while a discreetly located laundry room completes the upper level. The fully finished lower level presents a versatile space with a large family room, a third bedroom, and a full bathroom—perfect for guests, a home office, or additional living space. Outdoors, enjoy a private, fenced patio surrounded by mature trees, ideal for outdoor dining or quiet relaxation. Additional highlights include a detached single garage and professional landscaping. Located within walking distance to schools, cafés, and transit, and with swift access to downtown, this exceptional home offers a rare combination of comfort, convenience, and urban sophistication.

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