



GRASSROOTS
REALTY GROUP

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2, 3423 5 Avenue NW
Calgary, Alberta

MLS # A2261431



\$739,900

Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,429 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Common, Garage Door Opener, Off Street, Permit R		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	Central, High Efficiency, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Finished, 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 Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: NONE

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 room, 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 newly developed basement has a modern bathroom featuring 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 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.