



GRASSROOTS
REALTY GROUP

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3216 5 Street NW
Calgary, Alberta

MLS # A2278995



\$2,149,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,185 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, L		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, Zoned	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Skylight(s), Storage, Track Lighting

Inclusions: Outdoor kid's play structure, home security system (hardware), A/V home automation system (hardware), outdoor patio furniture

****OPEN HOUSE SUN, JAN 25 2-4PM****This custom Alloy architectural masterpiece offers over 4,500 sqft of thoughtfully designed living space on a prime 50' x 120' inner-city lot in the highly desirable community of Mount Pleasant. The home is ideally positioned at the end of a quiet street with west-facing views overlooking Confederation Park. Designed for both everyday living and elevated entertaining, the home blends exceptional architecture, premium construction, and seamless indoor-outdoor flow. The main level features an open-concept layout with 9' ceilings, floor-to-ceiling windows, and expansive glazing that floods the living, dining, and kitchen spaces with natural light. A spectacular chef's kitchen anchors the home, showcasing custom solid wood quarter-sawn cabinetry to the ceiling, Caesarstone backsplash and countertops, a large central island with seating for four, Viking 6-burner gas range, and Miele built-in appliances, complemented by a dedicated coffee station with filtered water hookup. The formal dining area opens to outdoor living spaces through two sets of French doors, while the great room is highlighted by custom built-ins and a double-sided gas fireplace with floating hearth and tile feature wall. A private home office or library overlooks Confederation Park and includes extensive built-ins and lockable file cabinetry. The main level is completed by a thoughtfully insulated powder room, generous storage, a functional mudroom with lockers and exterior-vented closet, and an oversized walk-in pantry with stand-up freezer and wine fridge provision. Upstairs, the primary retreat offers stunning park views, his-and-hers walk-in closets, and a spa-inspired ensuite fully tiled throughout, featuring heated floors, a glass-enclosed walk-in shower, double vanity, heated towel rack, and a four-person cedar sauna.

Two additional bedrooms include window seats with storage and custom closets, while a large bonus room with built-in desk offers flexibility as a media space, homework hub, or future bedroom. Upper-level laundry, heated bathroom floors, and rockwool sound insulation enhance comfort and privacy. The lower level is equally impressive, with a large media room with surround sound, dedicated fitness room, large flex space, stand-alone gas fireplace, cork flooring with in-floor hydronic heating, oversized fourth bedroom, full bath, and a generous mechanical/storage room with integrated A/V tower. Outdoor living is exceptional with nearly 700 sqft of poured concrete patio space on piles, 2 natural gas hook-ups, outdoor speakers, mature trees, professional landscaping, a multi-zone irrigation system, and a children's play structure (convertible to additional parking). Completing the property is a detached heated triple garage (31' x 21') with skylights, built-in storage, workbench, EV-ready electrical panel, A/V connectivity, underground conduit, and a paved back lane. A rare offering combining architectural integrity, park-side living, and enduring quality.