



2, 3427 5 Avenue NW
Calgary, Alberta

MLS # A2299955

\$634,900



Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
Inclusions:	None		

Beautifully maintained and thoughtfully designed, this Parkdale townhouse offers stylish inner-city living just minutes from downtown. The main floor is bright and inviting, featuring large windows, 9’ ceilings, and an open-concept layout that creates an airy yet comfortable atmosphere. The living room centers around a stone-faced gas fireplace that adds warmth and character, while the kitchen is both timeless and functional, appointed with richly stained cabinetry, granite countertops, stainless steel appliances, and ample prep space. Upstairs, two spacious bedroom retreats each feature their own private ensuite, creating an ideal layout for family, roommates, or professionals seeking both privacy and flexibility. A conveniently located upper-floor laundry area adds everyday ease and practicality. The fully finished basement further extends the home’s versatility with a large third bedroom, an additional bathroom and oversized windows that draw natural light into the lower level. The mechanical room, which offers valuable additional storage space, completes the lower level. Outside, a private backyard offers a quiet and inviting space to unwind. Thoughtful updates have been completed over the years, including a new garage door spring in 2022, fresh paint throughout between 2022 and 2026, all new main floor flooring in 2023, a powder room update in 2024, a new furnace motor in 2024, a new hot water tank in 2024, retextured main floor ceilings in 2025, and turf added to the front yard for easy curb appeal. Beautifully cared for and ideally located, this is an exceptional opportunity to own in one of Calgary’s most sought-after inner-city communities, with easy access to the Bow River, nearby walking paths, and cherished local destinations such as The Lazy Loaf & Kettle. **OPEN HOUSE: Saturday, April 11th from 10:00-12:00 and Sunday, April

12th from 12:00 - 2:00.**