



**GRASSROOTS**  
REALTY GROUP

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**3110 5 Street NW**  
**Calgary, Alberta**

**MLS # A2209931**



**\$899,999**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to This Stunning LEGAL SUITED HOME in the Heart of Mount Pleasant This beautifully designed detached home offers exceptional value and versatility with a LEGAL BASEMENT SUITE and separate entrance—perfect for generating rental income or adding long-term resale value. Located on a charming street in the sought-after inner-city community of Mount Pleasant, this 4-bedroom, fully developed home blends contemporary design with quality craftsmanship that truly stands out. Built by a premium Calgary home builder known for exceeding expectations, every detail has been thoughtfully planned for functionality and comfort. The main level features a bright, open-concept layout ideal for both everyday living and entertaining. The chef’s kitchen boasts ample cabinetry, quartz countertops, and high-end stainless steel appliances, including a gas stove, built-in wall ovens and wine/beverage fridge. A spacious dining area and cozy living room with oversized windows flood the space with natural light. Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat complete with a spa-inspired ensuite and a walk-in closet that will impress any fashion lover. Convenient upper floor laundry adds everyday ease. The fully developed basement is a self-contained legal suite with its own private entrance, offering a full kitchen, bright living area with custom built-ins, large bedroom, full bath, wine room, separate laundry, and oversized window that make the space feel open and inviting. Outside, enjoy a sodded and fenced backyard, poured exposed concrete patio and a detached double garage. Built-in speakers enhance both the main and lower levels. All of this in a central location close to downtown, transit, schools, parks, and shopping. This is the perfect opportunity to own a stylish, income-generating home in a prime

location. Main floor is tenant occupied so please allow for 24 hour noitce when booking your showing!