

**2, 3423 5 Avenue NW**  
**Calgary, Alberta**
**MLS # A2261431**

**\$699,900**

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

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central, High Efficiency, Forced Air, See Remarks                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                               | <b>Condo Fee:</b> | \$ 450 |
| <b>Basement:</b>   | Full                                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Silent Floor Joists, Stucco, Wood Frame                                                                                       | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows |                   |        |
| <b>Inclusions:</b> | NONE                                                                                                                          |                   |        |

**PRICE CORRECTION!** 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 area, 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 basement showcases a three-piece bathroom with oversized shower, 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 smart 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, any day of the week before 6:30pm please.