

3611 5 Avenue Calgary Alberta

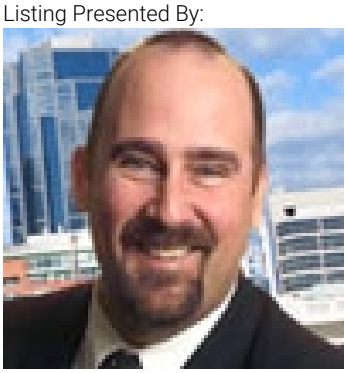
$1,300,000

Built by Kaico Development, 3611 5th Avenue NW is a brand-new, end unit in Parkdale with no condo fees. A fully finished legal basement suite offers added flexibility for extended family or rental income. The Bow River pathways are a few blocks away, while Foothills Medical Centre, the University of Calgary and downtown are minutes from your door. With over 2,000 sq ft above grade plus a 1,000 sq ft legal suite, there's room for everyone. The main floor has 10-foot ceilings and centres on a statement concrete-finish island and a matching fireplace wall with oak floating shelves alongside. The kitchen blends style and function with quartz counters, a wall oven, built-in microwave and a pot filler. An arched opening leads to a mudroom with a built-in bench. Between homes, an 8-inch-thick concrete firewall adds privacy and reduces sound transfer between you and your neighbour keeping things private and quiet.Upstairs, the large primary bedroom has two walk-in closets and a spa-inspired 5-piece ensuite with both a freestanding soaker tub and a rain shower. Two more bedrooms and a laundry room with a sink and quartz counter complete the upper level.The 2-bedroom legal basement suite is a true second home: private entrance, quartz kitchen with island, full bath, full appliance package and its own laundry. The legal suite contains its own mechanical room, with a separate furnace, water heater and electrical panel - making it an ideal mortgage helper, a comfortable space for extended family or multi-generational living. Thoughtful upgrades come standard, including central air conditioning, an insulated, drywalled and heated detached double garage, appliances on both levels, and fenced landscaping with underground irrigation. All with no condo fees, plenty of street parking, and backed by full Alberta New Home Warranty coverage. ...

Primary Bedroom 11.75 Ft x 14.00 Ft
Bedroom 9.50 Ft x 12.17 Ft
Bedroom 9.25 Ft x 10.75 Ft
5pc Bathroom 8.50 Ft x 15.42 Ft
Kitchen 14.42 Ft x 21.00 Ft
Living room 13.00 Ft x 15.42 Ft
Dining room 12.75 Ft x 12.67 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
Bedroom 10.50 Ft x 11.83 Ft
Bedroom 11.00 Ft x 11.83 Ft
Living room 13.00 Ft x 11.83 Ft
Kitchen 12.25 Ft x 11.83 Ft
4pc Bathroom 9.17 Ft x 5.67 Ft

Listing Presented By:



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