



3613 5 Avenue Calgary Alberta

\$1,200,000

Built by Kaico Development, 3613 5th Avenue NW is a brand-new 3 bedroom unit in Parkdale with a fully finished legal basement suite. The Bow River pathways are a few blocks away, and Foothills Medical Centre, the University of Calgary and downtown are minutes from your door. With 1,950 sq ft above grade plus an 890 sq ft legal suite, this floor plan adapts as your life does. The main floor has 10-foot ceilings and centres on a statement 12-foot concrete-finish island and a matching fireplace wall with oak floating shelves alongside. The expansive kitchen is ideal for hosting, with quartz counters, a wall oven, built-in microwave and a pot filler. Upstairs are three bedrooms and a separate bonus room. The primary bedroom has a spacious walk-in closet and a spa-inspired 4-piece ensuite with a rain shower. The upper-floor laundry room contains a sink and quartz counter to keep laundry day easy. 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 attached double garage, appliances on both levels, and fenced landscaping with underground irrigation. All on its own freehold title, with no condo fees, plenty of street parking, and backed by full Alberta new home warranty coverage. *This home is nearing completion with possession anticipated in January, 2027 *Images are digital renderings based on the home's planned specif...

Primary Bedroom 12.58 Ft x 14.00 Ft

Bedroom 10.00 Ft x 11.00 Ft

Bedroom 10.67 Ft x 12.00 Ft

Den 8.67 Ft x 10.33 Ft

4pc Bathroom 10.67 Ft x 5.00 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Kitchen 13.42 Ft x 20.17 Ft

Living room 11.00 Ft x 18.67 Ft

Dining room 9.33 Ft x 10.25 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Bedroom 10.50 Ft x 8.50 Ft

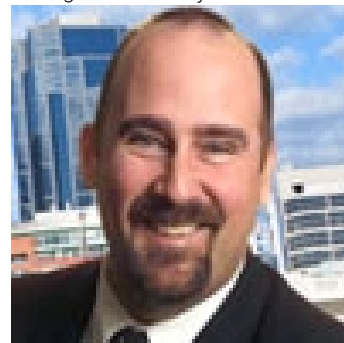
Bedroom 12.50 Ft x 9.08 Ft

Living room 11.50 Ft x 11.83 Ft

Kitchen 12.25 Ft x 11.83 Ft

4pc Bathroom 10.50 Ft x 5.33 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca