

# \$719,900 - 2, 3423 5 Avenue Nw, Calgary

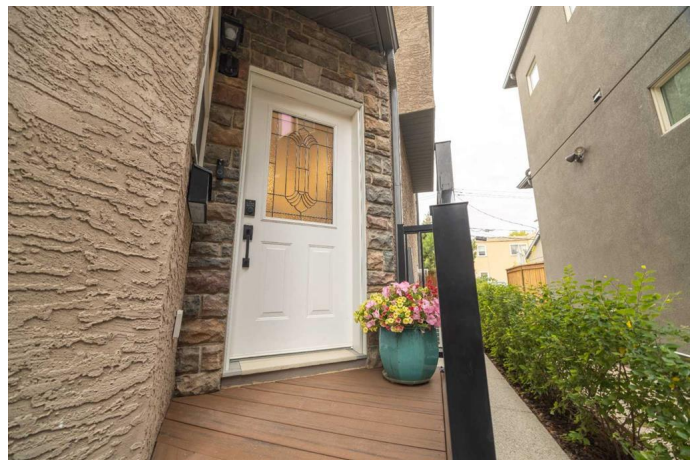
MLS® #A2261431

**\$719,900**

3 Bedroom, 4.00 Bathroom, 1,429 sqft  
Residential on 0.00 Acres

Parkdale, Calgary, Alberta

OPEN HOUSE Saturday, October 11th.  
1:30-4:30pm. 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 newly developed basement showcases an ultra-modern bathroom with an oversized shower, as well as 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.

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2261431      |
| Price          | \$719,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,429         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2, 3423 5 Avenue Nw |
| Subdivision | Parkdale            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2N 0V5             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Parking  |
| Parking Spaces | 1  |
| Parking        | Alley Access, Assigned, Garage Door Opener, Off Street, See Remarks, Single Garage Detached, Common, Permit Required |

# of Garages 1

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Central, High Efficiency, Forced Air, See Remarks

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Silent Floor Joists

Foundation Poured Concrete

## Additional Information

Date Listed October 1st, 2025

Days on Market 6

Zoning M-C1

## Listing Details

Listing Office Keller Williams BOLD Realty

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