

# \$1,800,000 - 3704 5 Avenue Nw, Calgary

MLS® #A2086608

**\$1,800,000**

4 Bedroom, 3.00 Bathroom, 2,888 sqft  
Residential on 0.24 Acres

Parkdale, Calgary, Alberta

**\*\* UNBEATABLE INNER CITY HOME \*\*** Over 4870 SQ of luxurious air conditioned living space **\*\* SPECTACULAR PARKDALE LOCATION!!!** Check out the drone video link **\*\* RARE 4 BEDROOM BUNGALOW** with a **TRIPLE ATTACHED GARAGE** **\*\*** This stunning home is fabulously located on a corner homesite - 1/4 acre - double lot with a south facing front yard. Steps away from the BOW RIVER valley with easy access to the pathway system, Parkdale and Edworthy Park. Impressive curb appeal. Spacious and open principal main floor rooms include a grand foyer entrance, 24' x 14' living room with an elegant see through gas fireplace & french doors to an upper exterior deck and a dry bar with built in cabinetry. **GOURMET CHEF'S** dream kitchen with a cozy eat in breakfast area and all overlooking the semi formal dining room. Impressive executive primary bedroom suite offers high ceilings, two sided fireplace, private patio doors to a 20' x 10' patio plus a spa like ensuite and boutique style walk in closet. An additional main floor primary bedroom features an attached ensuite and private walk-in closet. A large den with an extra walk in storage closet and large window, offers views of the private rear yard. Main floor laundry room plus a back mud room off the garage entrance complete the main floor. The lower level is completed with high 9' ceilings, polished concrete heated floors, a fully fitted wet bar, media / office flex room, full bath, 2 additional large bedrooms, supersized family



room and more storage areas. Luxury finishing's throughout include: bespoke curved walnut staircase with tear shaped opening & wood/metal railing, cherry wood and travertine flooring, skylights, custom solid cherry wood doors and cabinetry, modern plumbing + light fixtures, top of the line Thermador Professional and Sub-Zero appliances. Excellent outdoor spaces with three decks with beautiful wood decking. This amazing property is located close to the downtown core, McMahon Stadium, hospitals, U of C & schools and shopping. Call your friendly REALTOR(R) to book a private viewing!

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2086608    |
| Price          | \$1,800,000 |
| Sold Price     | \$1,650,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,888       |
| Acres          | 0.24        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3704 5 Avenue Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0V9          |

### **Amenities**

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                             |
| Parking        | Garage Faces Side, Insulated, Oversized, Side By Side, Triple Garage Attached |

## Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener, Window Coverings, Wine Refrigerator                                                                                                                                        |
| Heating           | Boiler, Central, In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Double Sided, Family Room, Gas, Master Bedroom, See Through                                                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                                                                             |

## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard, Rain Gutters                                                                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Reverse Pie Shaped Lot, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Stone, Stucco, Wood Frame                                                                                                    |
| Foundation        | Poured Concrete                                                                                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 10th, 2023  |
| Date Sold      | November 10th, 2023 |
| Days on Market | 31                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | JAYMAN REALTY INC. |
|----------------|--------------------|

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