

\$728,000 - 2304 5 Street Nw, Calgary

MLS® #A2088230

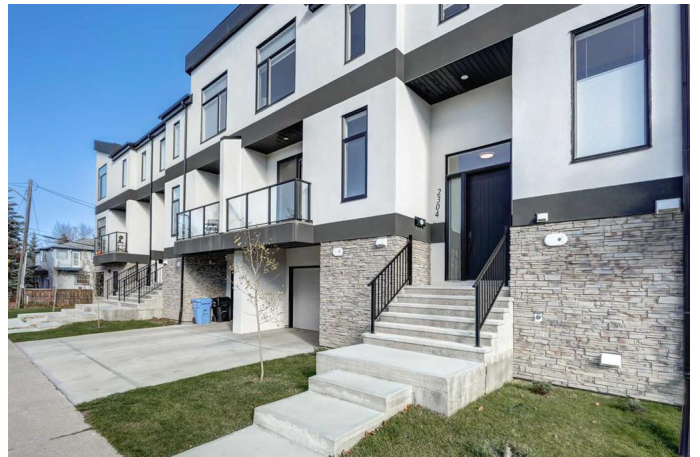
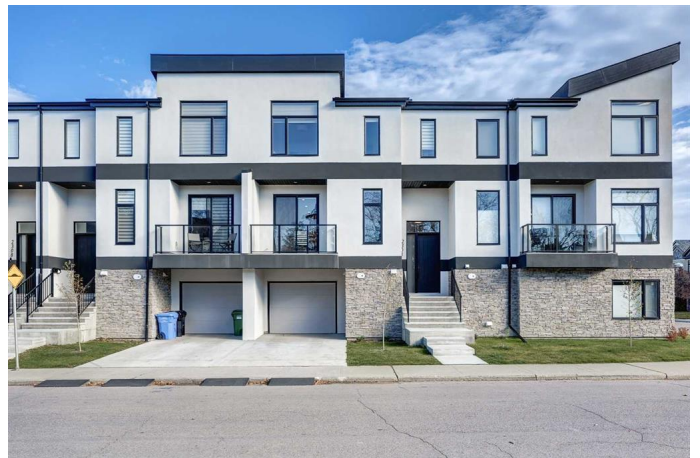
\$728,000

3 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this stunning inner city Airbnb friendly townhome in the sought after community of Mount Pleasant! Featuring 3 bedrooms and 3.5 baths and over 2000sqft of luxury living space it is ideally situated across from the Community Sportsplex (outdoor swimming pool, rink, playground), one block to restaurants and amenities on 4th Street NW and a short walk to Confederation Park. The first level has an entry from the attached garage with beautiful and durable LVP flooring throughout. The large rec room is complete with a wet bar perfect for an entertainment area, gym or home office. You will also discover ample storage, a custom 3pc bath and separate door to your private fenced outdoor oasis. The heart of this home is undoubtedly the kitchen. Located on the second level it boasts a walk-in pantry, 9 foot ceiling height cabinetry, a generous island and high end, stainless steel KitchenAid appliances that gleam beneath ambient lighting. Cooking and entertaining become a joy as you prepare meals on the quartz countertops and savor them in the adjacent dining area. Afterwards, retire to the living room in front of the fireplace or take the air on your west facing patio. Heading up the plushly carpeted steps are three spacious retreats that provide respite from the outside world. The primary bedroom boasts vaulted ceilings, a tiled en suite bath with double sinks and a walk-in closet all awash in natural light. The two well appointed guest bedrooms share a



beautifully designed 4pc bath with upstairs laundry and linen storage completing the floor. Experience the best of city living with this perfect blend of style, comfort, and convenience. Schedule your showing today!

Built in 2022

Essential Information

MLS® #	A2088230
Price	\$728,000
Sold Price	\$716,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2304 5 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3C6

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz
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Appliances	Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 3rd, 2023
Days on Market	15
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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