

\$939,900 - 3115 5 Street Nw, Calgary

MLS® #A2088358

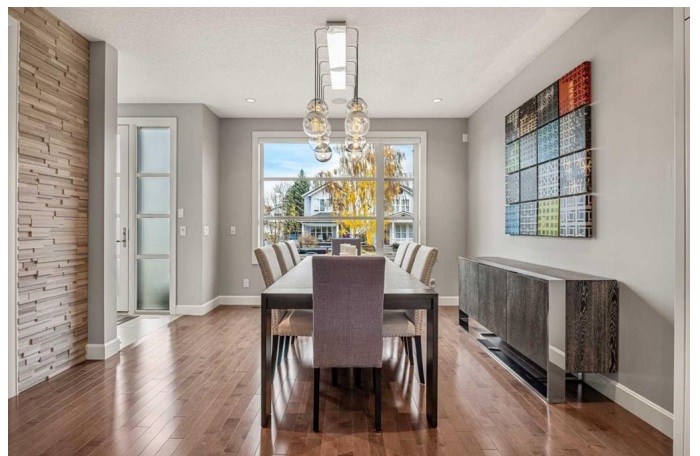
\$939,900

4 Bedroom, 4.00 Bathroom, 1,690 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

"Honey, stop the car - this is it!" A rare opportunity to live in the quiet, north end of Mount Pleasant with a west facing backyard, just steps away from Confederation Park. This is not your typical infill - this beautiful home was carefully crafted and custom built by Ashton Luxury Living. There has been a plethora of upgrades to the property including: \$40,000 in quality masonry, \$80,000 of professionally designed landscaping + exterior add-ons, premium carpet, solid core doors, air conditioning, irrigation, Nortiz tankless hot water system and expansive wow factor windows throughout. Once you step foot inside, there will be an instant appreciation for the overall space, well planned layout and extended ceilings. The amalgamation of all three areas offers entertainer's to host with ease and really enjoy their time with friends + family. The kitchen features stainless steel appliances, quartz counters, sleek tile backsplash, gas range and breakfast bar island. Relax in the living area next to the cozy fireplace - a great spot to unwind after a long day. The impressive open riser staircase with 20' ceilings leads you upstairs to a large primary bedroom with a walk-in closet and a wonderful french door access, 5 piece ensuite complete with toasty in-floor heating. The laundry room is equipped with a sink and loads of storage. Two other well sized bedrooms round out the upper level including an adorable girl's room with a dramatic vaulted ceiling + wall of windows. Downstairs you will



find more gigantic windows in the front and back that bring in a lot of natural light. Movie nights are made better in this large space which is wired in for surround sound. When happy hour hits, head over to the adjacent bar featuring stone counters and a wine fridge. Additional guest bedroom, with walk-in closet, plus bathroom along with two additional storage rooms. The outdoor space will definitely be your oasis, your refuge and your haven. Boasting unique privacy, unwind listening to the outdoor speaker system, grill on the custom designed built-in stone BBQ or kick your feet up next to the 13 foot wood burning fireplace. The fully finished double garage is insulated and roughed in for heat. You have the privilege of taking over from diligent + meticulous owners, who have thoughtfully added value year in and year out to this property. This street feels like a cul-de-sac and is walkable to 3 separate parks/green spaces - what an ideal location for a family with kids! The home shows NEW and will compare to anything on the market. A short drive to all amenities including the downtown office core. Click to watch the interactive video on YouTube!

Built in 2014

Essential Information

MLS® #	A2088358
Price	\$939,900
Sold Price	\$922,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,690
Acres	0.07
Year Built	2014

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3115 5 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3E1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Masonry, Outside, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Fire Pit, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Yard Lights, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 18th, 2023
Days on Market	29
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

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