

\$979,900 - 3113 5 Street Nw, Calgary

MLS® #A2105849

\$979,900

4 Bedroom, 4.00 Bathroom, 1,723 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Talk to anyone that knows the neighbourhood of Mount Pleasant and they will tell you how special this stretch of 5th Street really is. WHY? Instant access to three separate green spaces [including Confederation Park], being on a cul-de-sac like block and having a true sense of community with the families around you. This fully finished, 2,500+ sqft semi-detached haven was developed by Ashton Luxury Living as a custom build and has benefited from an additional \$100,000 spent inside + out over the last five years. Upon entering, you will realize age is just a number as the property shows almost new! Light wood flooring, large windows and three entertaining areas offer a lot to those that enjoy hosting friends + family. A sleek kitchen offering stainless steel appliances, quartz counters, gas range, dark cabinets + centre island. Unwind next to the gas fireplace during those chilly Calgary winters or head outside to the custom 12 foot wood burning fireplace for the long summer evenings. The magnificent open riser staircase guides you to the upper level with dramatic vaulted ceilings and into the primary bedroom with fully equipped walk-in closet, west exposure and lovely french door access to the 5 piece ensuite complete with toasty in-floor heating. A storage first laundry room awaits showcasing quartz counters and sink. Two other well sized bedrooms round up the upper level along with a full bathroom. Downstairs you will be in awe of the massive front + back windows that really



allow a lot of natural light to flow through the space. Wired in and ready for surround sound movie nights or having the crew over for the big game! The adjacent wet bar, featuring wine fridge + stone counters, is waiting to be stocked and enjoyed. Down the hall there is an additional guest bedroom, with walk-in closet, plus bathroom along with two additional storage rooms. Your west facing backyard has all the potential centered around theÂ aforementionedÂ majestic wood burning fireplace. A location truly built on location: steps to the 400 acres of Confederation Park, Queen Park, bike pathways while being aÂ short drive to grocery, coffee shops, restaurantsÂ and all amenities including the downtown office core.

Built in 2014

Essential Information

MLS® #	A2105849
Price	\$979,900
Sold Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,723
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3113 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, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	March 27th, 2024
Days on Market	50
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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