

\$724,800 - 326 5 Avenue Ne, Calgary

MLS® #A2114318

\$724,800

3 Bedroom, 2.00 Bathroom, 1,300 sqft
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Completely renovated by Robert Pashuk Architecture in 2010, this home was remodelled in conjunction with interior design to maintain core timeless features of both architectural and aesthetic value. Spray foam insulation, new plumbing, wiring, and all new HVAC and Lux windows throughout offer a comfortable, low maintenance life style. A charming front porch and upper balcony greet you as you enter this classic 1914 home. The main floor offers an open living room, dining room and kitchen. The kitchen features custom cabinetry, reverse osmosis system, abundant storage, and newer stainless appliances. Quartz counters and a butcher block island create functional, elegant work spaces. Discrete pocket doors create private areas and control noise. In a pinch the main floor den could be used as a guest room. A three piece bath, mud room and storage area complete this floor. Primary bedroom opens to a sunny South facing balcony with a partial downtown view. A skylight provides natural light. What an amazing space to relax and view the night sky! Two more bedrooms and a sparkling clean 4 piece bath complete this floor. The basement offers another office or bedroom, storage and laundry. This thoughtfully renovated space has 9 foot ceilings on the main floor, custom Hunter Douglas blinds and beautiful hardwood flooring throughout. The professionally landscaped yard is a private retreat with 8 foot cedar fences , sunny patio space and low maintenance, raised gardening beds filled with



perennial plants to captivate at every season. The exterior is freshly painted and the entire property is impeccably maintained. A few blocks to Rotary Park and an easy walk to downtown, Bridgeland and Centre Street, this location and home are unbeatable!

Built in 1914

Essential Information

MLS® #	A2114318
Price	\$724,800
Sold Price	\$793,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	326 5 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0K8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

	Refrigerator, Washer, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 21st, 2024
Days on Market	6
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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