

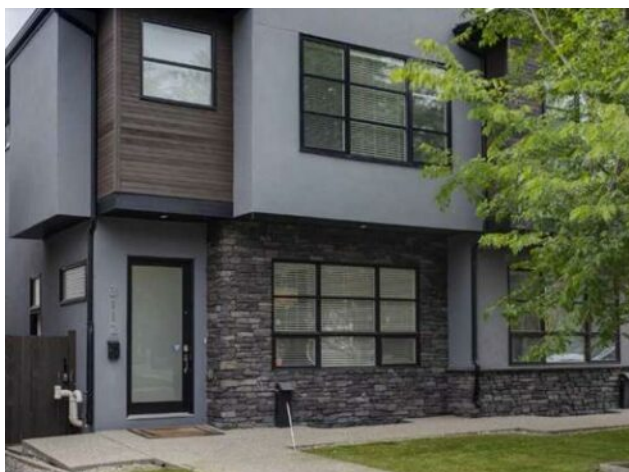


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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3112 5 Street NW
Calgary, Alberta

MLS # A2229209



\$899,999

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,003 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, See R		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	See Remarks, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

This beautifully crafted detached home with a legal basement suite offers outstanding value, flexibility, and long-term investment potential. Ideally located on a picturesque, tree-lined street in the highly desirable inner-city community of Mount Pleasant, this 4-bedroom, fully developed residence is a perfect blend of contemporary design and superior craftsmanship. This home was built with quality and attention to detail—every inch of this home has been thoughtfully designed for modern living. The main floor features a bright and open concept layout ideal for everyday living and entertaining. The chef-inspired kitchen boasts ample cabinetry, elegant quartz countertops, high-end stainless steel appliances including a gas cooktop, built-in wall ovens, and a wine/beverage fridge. The spacious dining area flows seamlessly into a cozy living room with oversized windows that flood the space with natural light. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary suite that offers a spa-like ensuite with dual vanities, a soaker tub, a tiled walk-in shower with rain showerhead, and an expansive walk-in closet with built-in’s. A convenient upper-floor laundry room completes this level. The legal basement suite—with its own private entrance—adds incredible functionality and income potential. It features a full kitchen, a bright and airy living area with custom built-ins, a generous bedroom, full bathroom, wine room, separate laundry, and an oversized window that enhances the natural light throughout. Step outside to a fully landscaped and fenced backyard, complete with a poured exposed aggregate patio—perfect for summer entertaining—and a detached double garage. Built-in speakers add to the comfort and entertainment value on both the main and lower levels. All of this is situated in a prime location, just minutes from

downtown, schools, parks, shopping, and public transit. Whether you’re looking for a stylish primary residence with mortgage-helper potential or a long-term investment, this home checks every box. Note: The basement suite is currently tenant occupied. Please provide 24 hours' notice for all showings.