

\$699,900 - 2, 3423 5 Avenue Nw, Calgary

MLS® #A2261431

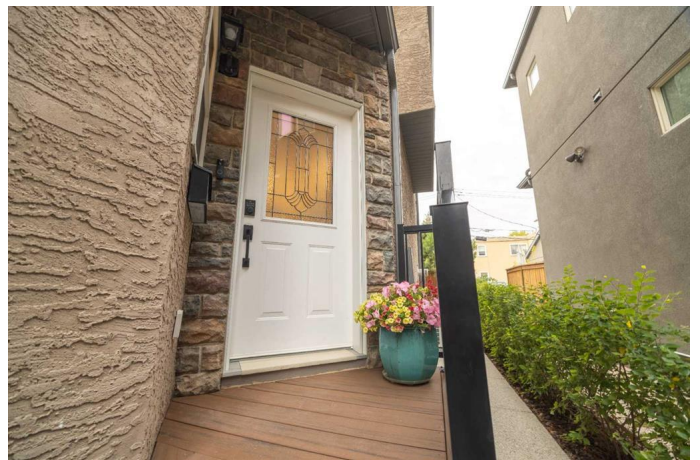
\$699,900

3 Bedroom, 4.00 Bathroom, 1,429 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

PRICE CORRECTION! Searching for a home in the coveted neighbourhood of Parkdale means you already know you want to be within walking distance of Foothills Hospital, Bow river pathways, access to 16 Ave, Stoney Trail, Memorial drive, the University, Kensington, Shouldice and Edworthy Parks.....the location is unbeatable! This delightfully updated, professionally decorated and superbly maintained 4 level condo presents like new with over 2100 square feet of developed space, complete with a loft, hardwood floors, stainless steel appliances and designer colours. Distinctively, the kitchen is a show stopper: located on the main floor adjacent to the dining room and main living area, it features immaculate appliances, quartz countertops and spacious outlay for food prep and entertaining. The living room is complete with gas fireplace and patio doors to a paved outdoor sitting area. Uniquely, the loft is ideal for additional living space, home theatre, family room, hobby room or home-based business and has a welcoming, intimate vibe. The basement showcases a three-piece bathroom with oversized shower, a sitting room/office and cozy bedroom. The second level is entirely dedicated to bedrooms: both the spacious master and 2nd bedroom feature ensuite baths. A new smart furnace and fresh paint are additional upgrades to warm up the space, and a new roof has been installed in the last few years. Enjoy parking in the shared garage with alley access for convenience. The



reserve fund is healthy and the self-run condo corp. means low condo fees and no pet restrictions! Book a viewing today! Please be aware that a baby lives in the home and scheduling for viewings is crucial, any day of the week before 6:30pm please.

Built in 2004

Essential Information

MLS® #	A2261431
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2, 3423 5 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0V5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Garage Door Opener, Off Street, See Remarks, Single Garage Detached, Common, Permit Required
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, High Efficiency, Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
Zoning	M-C1

Listing Details

Listing Office	Keller Williams BOLD Realty
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