

# \$1,650,000 - 3575 5 Avenue Nw, Calgary

MLS® #A2203794

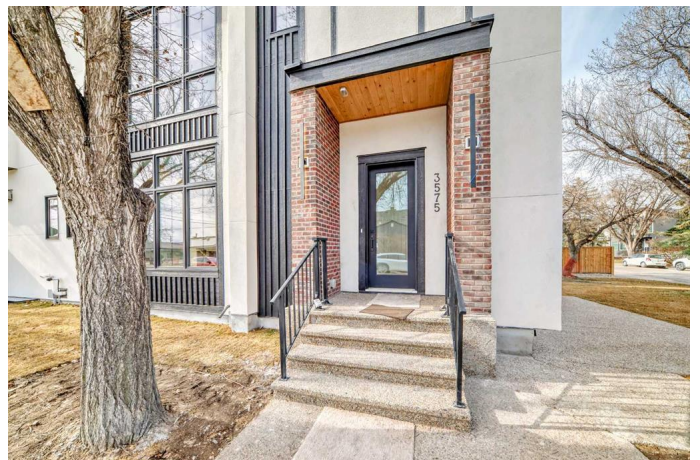
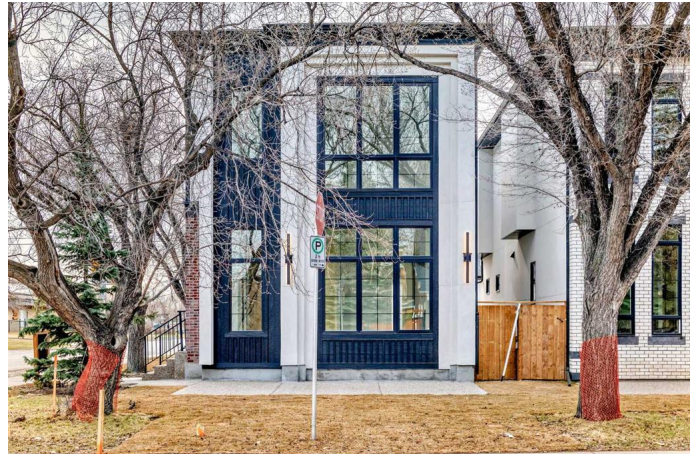
**\$1,650,000**

4 Bedroom, 5.00 Bathroom, 2,418 sqft

Residential on 0.08 Acres

Parkdale, Calgary, Alberta

**\*\* OPEN HOUSE: Friday, Apr. 25th 3-5pm and Saturday, Apr. 26th 1-3pm \*\*** Welcome to this immaculately designed home, where every detail has been carefully executed and finished to the highest standard. This stunning property features 4 spacious bedrooms a double detached garage, and finished basement. Offering just over 2,400 sq. ft. of living space above grade, with an additional 966 sq. ft. in the developed basement, this home provides ample room for comfortable living. As you step inside, you're greeted by the formal dining room, which features a beautifully paneled wall and large windows that fill the space with natural light. The gourmet kitchen equipped with high-end appliances, a huge island perfect for casual family meals, and elegant gold accents throughout. Adjacent, you'll find a butler's pantry that adds both convenience and style. The office/den offers a variety of potential uses, whether for work or relaxation and the living room boasts a striking fireplace with a large surround, and opens directly to the backyard, offering a seamless connection between indoor and outdoor spaces. The mudroom and two-piece powder room are thoughtfully placed for easy access. A wood and glass staircase leads you to the upper level, where you'll find the primary bedroom suite. This retreat features expansive windows, a 5-piece ensuite with a huge shower and rainfall showerhead, a soaker tub, and a massive walk-in closet with built-in storage.



Two additional large bedrooms each come with their own 4-piece ensuites, providing privacy and comfort. The laundry room is conveniently located on this floor and includes a sink and ample storage. The fully finished basement is an entertainer's dream, with a wet bar, a gym, a fourth bedroom, and a 4-piece bathroom. This home is truly a masterpiece in both design and functionality, offering a perfect blend of luxury and practicality, with choices of schools, easy access to Downtown, and an abundance of options for restaurants, cafes and shopping. Don't miss this one, book your showing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203794    |
| Price          | \$1,650,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,418       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3575 5 Avenue Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N5E9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer                                  |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Electric                                                                                                           |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt                                                          |
| Construction      | Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 38               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.