



THE
A-TEAM

**RE/MAX
FIRST**

3120 5A Street, Calgary T2M 3E2

MLS®#: **A2173505**

Area: **Mount Pleasant**

Listing Date: **10/17/24**

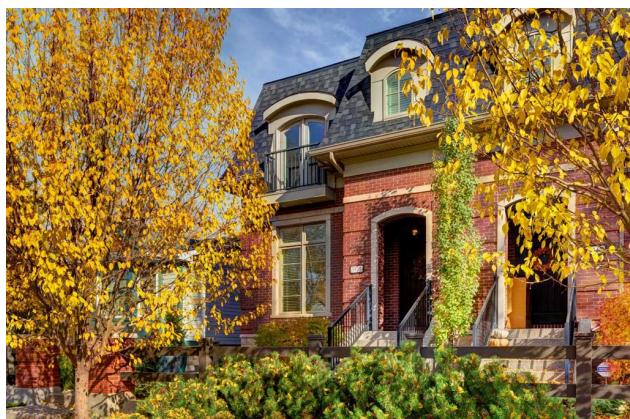
List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,857

Year Built:

2014

Low Sqft:

Lot Information

Ttl Sqft:

1,857

Lot Sz Ar:

3,013 sqft

Lot Shape:

DOM

1

Layout

Beds: **3 (2 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Cul-De-Sac,Front Yard,Garden,Landscaped,Underground Sprinklers,Yard Lights,Rectangular Lot,Views

Park Feat:

Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated,Secured,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler,In Floor,Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Awning(s),Balcony,BBQ gas line,Private Yard**

Construction:

Brick,Concrete,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Dryer,Freezer,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator

Int Feat:

Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Storage,Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	13`8" x 8`3"	Kitchen	Main	15`5" x 14`9"
Dining Room	Main	13`3" x 10`11"	Living Room	Main	15`5" x 13`5"
Mud Room	Main	9`7" x 5`7"	2pc Bathroom	Main	5`7" x 5`0"
Bedroom - Primary	Second	15`2" x 14`0"	Walk-In Closet	Second	17`4" x 8`2"
5pc Ensuite bath	Second	14`0" x 9`7"	Bedroom	Second	13`6" x 14`1"
4pc Ensuite bath	Second	8`0" x 6`9"	Walk-In Closet	Second	8`10" x 5`9"
Laundry	Second	3`8" x 2`8"	Game Room	Lower	16`7" x 12`9"

Bedroom	Lower	13`11" x 13`3"	4pc Ensuite bath	Lower	10`0" x 6`0"
Laundry	Lower	8`8" x 5`11"	Storage	Lower	10`2" x 5`6"
Legal/Tax/Financial					

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **3955R**

Remarks

Pub Rmks: **OPEN HOUSE Sat Oct 19th & Sun Oct 20th 1pm to 4pm 3120 - 5A ST SW Gorgeous & Well Built, Three Bedroom, 3.5 Bath Brick & Sandstone attached home in a Incredible Location only two houses away from Confederation Park in Mount Pleasant! Located on a quiet dead end street ending right on to Confederation Park. Enjoy its biking & walking paths through mature trees & landscape, playgrounds, baseball diamonds, tennis courts, off-leash area, duck pond, picnic areas & more! French Provincial architecture, designed by McDowell & Associates. Beautiful Views of Confederation Park & Nose Hill Park. Walking in through the arched doorway you can feel the quality & craftsmanship throughout this entire home. Timeless classic elegance with a modern flare. Engineered hardwood on main & wool carpet on the upper floor. Off the foyer is the dining area with wainscotting. Classic kitchen with ivory shaker cabinets, limestone tile backsplash & granite countertops. Stainless steel appliances including an induction stove(gas hook-ups in behind stove). Open & spacious with 10 ft ceilings on the main, with the kitchen being open to the living area. Out of a magazine, New York brownstone style, the living room features a stone fireplace with floor to ceiling windows & dual glass sliding doors that look out into the tranquil backyard and open on to a large composite deck giving you added indoor/outdoor living space. Professionally designed yard with beautiful gardens, mature landscape, aggregate walkways, and features an impressive stone-faced outdoor fireplace that sits on the back of the garage of a brick & sandstone exterior. Functional design with a Mudroom at the back entry with custom cabinetry for easy access out to the yard and to the heated double car garage with acrylic floors & pro-slat organizational wall storage system. The main floor powder room is tucked away two steps down on the landing down to the lower level for privacy. Up the stairs you will find a double primary layout & hookups for an upper floor laundry. A picturesque primary bedroom with a Juliet Balcony to stand and take in the beautiful views of the park. It has a huge walk-in closet with custom cabinetry & shelving, a spa like ensuite with dual sinks, granite countertop, in-floor heat, free-standing deep soaker tub, stand alone shower. A large Second Primary bedroom has its own ensuite with granite countertop and in-floor heat plus a walk-in closet. In the lower level is the rec room with a wet bar & a good size third bedroom with its own walk-in closet & ensuite bath with granite countertop & heated floors. A large laundry room(second laundry area in the home) plus a storage room with built in shelving & a cold room. High Efficiency boiler with Hydronic in-floor heat. Leaf Guard Eavestrough System. Walkable lifestyle, steps to parks, playgrounds, schools, skating arena, outdoor swimming pool, fantastic restaurants, Confed Golf Course & more! View the 3D tour(purple house symbol). Simply a Stunning Home!**

Inclusions: **Induction Stove, Security System, Restoration Hardware Storage Cabinets that flank either side of Fireplace (if desired), Electric Awning, Pro-Slat Organizational System in Garage**

Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



