

3110 5 Street NW
Calgary, Alberta

MLS # A2209931



\$899,999

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,004 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to This Stunning LEGAL SUITED HOME in the Heart of Mount Pleasant This beautifully designed detached home offers exceptional value and versatility with a LEGAL BASEMENT SUITE and separate entrance—perfect for generating rental income or adding long-term resale value. Located on a charming street in the sought-after inner-city community of Mount Pleasant, this 4-bedroom, fully developed home blends contemporary design with quality craftsmanship that truly stands out. Built by a premium Calgary home builder known for exceeding expectations, every detail has been thoughtfully planned for functionality and comfort. The main level features a bright, open-concept layout ideal for both everyday living and entertaining. The chef’s kitchen boasts ample cabinetry, quartz countertops, and high-end stainless steel appliances, including a gas stove, built-in wall ovens and wine/beverage fridge. A spacious dining area and cozy living room with oversized windows flood the space with natural light. Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat complete with a spa-inspired ensuite and a walk-in closet that will impress any fashion lover. Convenient upper floor laundry adds everyday ease. The fully developed basement is a self-contained legal suite with its own private entrance, offering a full kitchen, bright living area with custom built-ins, large bedroom, full bath, wine room, separate laundry, and oversized window that make the space feel open and inviting. Outside, enjoy a sodded and fenced backyard, poured exposed concrete patio and a detached double garage. Built-in speakers enhance both the main and lower levels. All of this in a central location close to downtown, transit, schools, parks, and shopping. This is the perfect opportunity to own a stylish, income-generating home in a prime

location. Main floor is tenant occupied so please allow for 24 hour noitce when booking your showing!