

# \$899,999 - 3112 5 Street Nw, Calgary

MLS® #A2229209

**\$899,999**

4 Bedroom, 4.00 Bathroom, 2,003 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

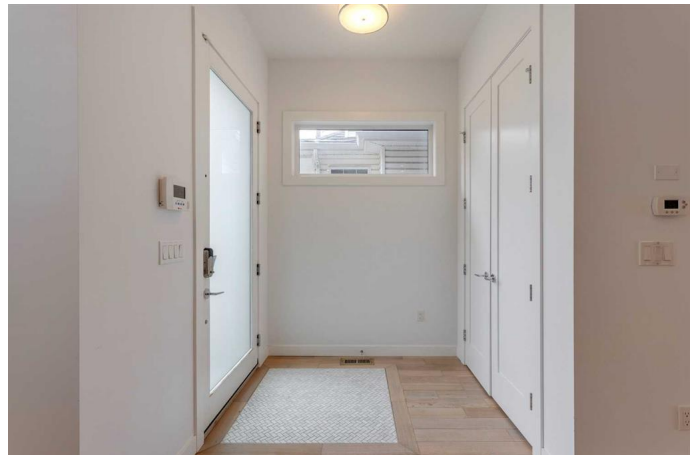
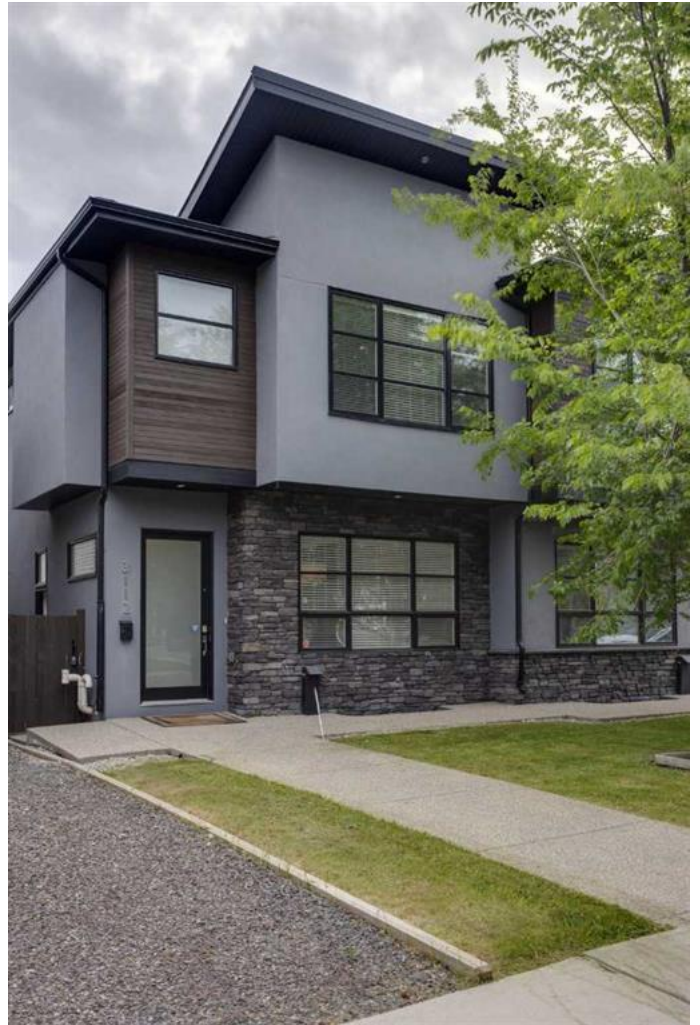
This beautifully crafted detached home with a legal basement suite offers outstanding value, flexibility, and long-term investment potential. Ideally located on a picturesque, tree-lined street in the highly desirable inner-city community of Mount Pleasant, this 4-bedroom, fully developed residence is 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 entranceâ€”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 patioâ€”perfect for summer entertainingâ€”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 youâ€™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.

Built in 2014

## Essential Information

MLS® #	A2229209
Price	\$899,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,003
Acres	0.07
Year Built	2014
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3112 5 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3C9



### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior 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
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	See Remarks, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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