# 2304 5 Street NW

Calgary | Active | MLS® A2359552

**$799,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **4** | **2020** | **2,262.62 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Benchmark

# A closer look

BEAUTIFULLY UPGRADED, WEST-FACING INNER-CITY ROW HOME WITH AN ATTACHED GARAGE IN THE HEART OF MOUNT PLEASANT! Offering approximately 2,195 sq. ft. of living space, 3 bedrooms, 3.5 bathrooms, and a single attached garage, this thoughtfully designed home combines beautiful finishes, exceptional functionality, and an unbeatable location directly across from the community park and amenities.

With all three levels above grade and no basement, this unique floor plan offers excellent separation of living spaces. The main level features a generous recreation and living area, wet bar, and 3-piece bathroom with tiled shower, ideal for entertaining guests, or a comfortable secondary living space. Direct access to the attached garage and a private rear patio adds everyday convenience.

The bright second level impresses with 9-foot ceilings, an open-concept layout, and a beautifully upgraded kitchen featuring ample cabinetry, generous counter space, and a spacious pantry. The inviting living room, complete with a fireplace, opens onto a west-facing balcony overlooking the park and green space, perfect for enjoying afternoon sunshine and evening sunsets.

Upstairs, the uniquely designed primary retreat offers an exceptionally spacious and functional layout, beautiful west exposure, a walk-in closet, and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this thoughtfully designed home.

LOCATION IS EVERYTHING! Directly across from the Mount Pleasant Community Centre, park, and recreational amenities, you'll enjoy green space and community activities right at your doorstep. This sought-after inner-city neighbourhood offers nearby schools, shopping, restaurants, and excellent access to 16th Avenue, downtown Calgary, and Calgary International Airport.

BEAUTIFULLY FINISHED, INCREDIBLY FUNCTIONAL, AND PERFECTLY POSITIONED - AN EXCEPTIONAL OPPORTUNITY TO ENJOY THE BEST OF MOUNT PLEASANT LIVING!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359552 |
| **Bedrooms** | 3 |
| **Bathrooms** | 4 |
| **Year Built** | 2020 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 (or more) Storey |
| **Total Living Area:** | 2,262.62 sq. ft. |
| **Main Level Finished Area:** | 841.83 sq. ft. |
| **Upper Level Finished Area:** | 1,420.79 sq. ft. |
| **Condo Fee:** | $250.00 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal |
| **Front Exposure:** | West |
| **Entry Level:** | 1 |
| **Levels:** | Three Or More |
| **End Unit:** | 2+ Common Walls, No One Above, No One Below |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2020 (Age: 6) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2210069 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Partial, Finished, Other |
| **Foundation:** | Poured Concrete |

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|---|---|
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Four Plex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric, Living Room, Stone |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Mount Pleasant (Calgary) |
| **Amenities:** | None |
| **Appliances:** | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 17'1" × 15'4" · |

| | |
|---|---|
| **Main Floor** | Dining Room · 17'7" × 8'6" · |
| **Main Floor** | Kitchen · 17'11" × 11'1" · |
| **2nd Floor** | Bedroom · 12'8" × 12'5" · |
| **2nd Floor** | Bedroom · 12'2" × 11'2" · |
| **2nd Floor** | Bedroom - Primary · 13'8" × 12'1" · |
| **Basement** | Living Room · 19'6" × 17'5" · |
| **Basement** | Furnace/Utility Room · 14'8" × 5'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| **Exterior Features:** | Balcony, Private Yard |
| **Patio And Porch Features:** | Balcony(s) |
| **Lot Features:** | Back Yard, Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-CG |
| **Listed Date:** | Nov 20, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2304-5-street-nw-calgary-a2359552/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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