3611 5 Avenue NW

Calgary | Active | MLS® A2342146

$1,300,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,000 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

Built by Kaico Development, 3611 5th Avenue NW is a brand-new, end unit in Parkdale with no condo fees. A fully finished legal basement suite offers added flexibility for extended family or rental income. The Bow River pathways are a few blocks away, while Foothills Medical Centre, the University of Calgary and downtown are minutes from your door.

With over 2,000 sq ft above grade plus a 1,000 sq ft legal suite, there's room for everyone. The main floor has 10-foot ceilings and centres on a statement concrete-finish island and a matching fireplace wall with oak floating shelves alongside. The kitchen blends style and function with quartz counters, a wall oven, built-in microwave and a pot filler. An arched opening leads to a mudroom with a built-in bench. Between homes, an 8-inch-thick concrete firewall adds privacy and reduces sound transfer between you and your neighbour keeping things private and quiet.

Upstairs, the large primary bedroom has two walk-in closets and a spa-inspired 5-piece ensuite with both a freestanding soaker tub and a rain shower. Two more bedrooms and a laundry room with a sink and quartz counter complete the upper level.

The 2-bedroom legal basement suite is a true second home: private entrance, quartz kitchen with island, full bath, full appliance package and its own laundry. The legal suite contains its own mechanical room, with a separate furnace, water heater and electrical panel - making it an ideal mortgage helper, a comfortable space for extended family or multi-generational living.

Thoughtful upgrades come standard, including central air conditioning, an insulated, drywalled and heated detached double garage, appliances on both levels, and fenced landscaping with underground irrigation. All with no condo fees, plenty of street parking, and backed by full Alberta New Home Warranty coverage. *This home is nearing completion with possession anticipated in January, 2027 *Images are digital renderings based on the home's planned specifications and finishes, illustrating its anticipated appearance upon completion.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342146
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,000 sq. ft.
Main Level Finished Area:	980 sq. ft.
Upper Level Finished Area:	1,020 sq. ft.
Below Grade Finished Area:	1,000 sq. ft.
Lot Area:	2,940 sq. ft.
Lot Frontage:	24'1¼"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2611033
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Kaico Development Inc.
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Stucco, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Heated Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Parkdale (Calgary)
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer
Inclusions:	Main level: dishwasher, refrigerator, cooktop, built in oven and microwave. Basement suite: refrigerator, electric stove, microwave, dishwasher
Restrictions:	None Known
Main Floor	Kitchen · 21' × 14'5" ·
Main Floor	Living Room · 15'5" × 13' ·

Main Floor	Dining Room · 12'9" × 12'8" ·
2nd Floor	Bedroom - Primary · 14' × 11'9" ·
2nd Floor	Bedroom · 12'2" × 9'6" ·
2nd Floor	Bedroom · 10'9" × 9'3" ·
Suite	Bedroom · 11'10" × 10'6" ·
Suite	Bedroom · 11'10" × 11' ·
Suite	Living Room · 13' × 11'10" ·
Suite	Kitchen · 12'3" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Walking/Bike Paths
Interior Features:	Open Floorplan, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3611-5-avenue-nw-calgary-a2342146/

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