3613 5 Avenue NW

Calgary | Active | MLS® A2343060

$1,200,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,950 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

Built by Kaico Development, 3613 5th Avenue NW is a brand-new 3 bedroom unit in Parkdale with a fully finished legal basement suite. The Bow River pathways are a few blocks away, and Foothills Medical Centre, the University of Calgary and downtown are minutes from your door.

With 1,950 sq ft above grade plus an 890 sq ft legal suite, this floor plan adapts as your life does. The main floor has 10-foot ceilings and centres on a statement 12-foot concrete-finish island and a matching fireplace wall with oak floating shelves alongside. The expansive kitchen is ideal for hosting, with quartz counters, a wall oven, built-in microwave and a pot filler. Upstairs are three bedrooms and a separate bonus room. The primary bedroom has a spacious walk-in closet and a spa-inspired 4-piece ensuite with a rain shower. The upper-floor laundry room contains a sink and quartz counter to keep laundry day easy.

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 attached double garage, appliances on both levels, and fenced landscaping with underground irrigation. All on its own freehold title, 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	A2343060
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:	1,950 sq. ft.
Main Level Finished Area:	870 sq. ft.
Upper Level Finished Area:	1,060 sq. ft.
Below Grade Finished Area:	890 sq. ft.
Lot Area:	24,649 sq. ft.
Lot Frontage:	24'1¼"
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
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, Natural Gas
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:	Electric, Family Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Heated Garage, Insulated
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, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Washer
Inclusions:	Main level: refrigerator, built-in oven, built-in microwave, dishwasher, cooktop. Basement suite: Refrigerator, electric stove, microwave, dishwasher
Restrictions:	None Known
Main Floor	Kitchen · 20'2" × 13'5" ·
Main Floor	Living Room · 18'8" × 11' ·
Main Floor	Dining Room · 10'3" × 9'4" ·

2nd Floor	Bedroom - Primary · 14' × 12'7" ·
2nd Floor	Bedroom · 11' × 10' ·
2nd Floor	Bedroom · 12' × 10'8" ·
2nd Floor	Den · 10'4" × 8'8" ·
Suite	Bedroom · 10'6" × 8'6" ·
Suite	Bedroom · 12'6" × 9'1" ·
Suite	Living Room · 11'10" × 11'6" ·
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:	BBQ gas line, Other, Private Yard
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/3613-5-avenue-nw-calgary-a2343060/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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