3615 5 Avenue NW

Calgary | Active | MLS® A2343061

$1,200,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**1,790 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

Built by Kaico Development, 3615 5th Avenue NW is a brand-new, end unit in Parkdale with no condo fees, a rear deck made for summer evenings, an attached double garage and a fully finished legal basement suite. 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 1,800 sq ft above grade plus an almost 800 sq ft legal suite, this home has a one-of-a-kind floor plan with character you won't find in a typical infill. The open 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.

Upstairs are three bedrooms, including a primary retreat with a spacious walk-in closet and a spa-inspired 5-piece ensuite featuring a freestanding soaker tub and rain shower. A bonus room with built-in oak shelving offers an inviting space for a home office, while a laundry room with a quartz counter completes this upper level. The 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 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	A2343061
Bedrooms	4
Bathrooms	3
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:	1,790 sq. ft.
Main Level Finished Area:	765 sq. ft.
Upper Level Finished Area:	1,025 sq. ft.
Below Grade Finished Area:	780 sq. ft.
Lot Area:	2,210 sq. ft.
Lot Frontage:	64'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2611033
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
Builder:	Kaico Parkdale
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:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Heated Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, In Basement, Laundry Room, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Parkdale (Calgary)
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer
Inclusions:	Main level: refrigerator, built-in oven, and microwave, cooktop, dishwasher. Basement suite: Refrigerator, range, microwave, dishwasher
Restrictions:	None Known
Main Floor	Kitchen · 17'6" × 9'6" ·
Main Floor	Living/Dining Room Combination · 20' × 11'7" ·
2nd Floor	Bedroom - Primary · 13'11" × 11'1" ·

2nd Floor	Bedroom · 10' × 9'4" ·
2nd Floor	Bedroom · 10'1" × 10' ·
2nd Floor	Den · 8'2" × 5'10" ·
2nd Floor	Bonus Room · 10'8" × 10' ·
Suite	Bedroom · 9'8" × 9' ·
Suite	Living Room · 19'8" × 12'6" ·
Suite	Kitchen · 12'6" × 8'11" ·
Suite	Flex Space · 9'8" × 8'2" ·
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:	Deck, 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/3615-5-avenue-nw-calgary-a2343061/

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

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