# 5R 3431 3 Avenue NW

Calgary | Active | MLS® A2359197

**$594,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2027** | **1,157 sq. ft.** |

## Your next move starts with a conversation.

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

Listed by Royal LePage Solutions

# A closer look

Discover an incredible opportunity to own in Calgary's highly desirable Parkdale community, with multiple townhomes available starting in the $400,000s, with variety including 1 BDRM, 2 BDRM, and 3 BDRM units. Ideally situated just one block from the Bow River and its extensive pathway system, these homes offer an exceptional blend of quality construction, stylish finishes, and an unbeatable inner-city location.

This 2 Bedroom unit features include custom cabinetry, quartz countertops, a stunning quartz slab fireplace surround, gas range, and central air conditioning. Built with an ICF foundation and triple-glazed windows, these homes offer added comfort and energy efficiency. Enjoy professionally landscaped grounds and a welcoming communal courtyard.

Step out your back door and enjoy immediate access to the river pathways, with downtown just minutes away and convenient access west to the mountains.

Multiple units and price points available, starting in the $400,000s, with possession available January 31, 2027. Whether you're looking for your first home, an investment, or a lifestyle upgrade, this is an outstanding opportunity to enjoy the best of Parkdale living. Find your perfect fit and make your move!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359197 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2027 |
| **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:** | 2 Storey |

| | |
|---|---|
| **Total Living Area:** | 1,157 sq. ft. |
| **Main Level Finished Area:** | 562 sq. ft. |
| **Below Grade Finished Area:** | 595 sq. ft. |
| **Condo Fee:** | $1.00 |
| **Condo Fee Includes:** | Amenities of HOA/Condo |
| **Acreage:** | No |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2027 (Age: -) |
| **Bedrooms:** | 2 (Above Grd: 0) |
| **Bedrooms Above Grade:** | 0 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 2573GE |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | ICF Block |
| **New Constr.:** | Yes |
| **Construction Material:** | Cement Fiber Board, Composite Siding, Metal Siding, Wood Frame |
| **Structure Type:** | Other |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Ceramic Tile, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric |
| **Garage:** | No |
| **Garage Spaces:** | 0 |
| **Parking:** | Off Street |
| **Parking Places:** | 0 |
| **Parking Total/Covered:** | 0 / - |
| **Laundry Features:** | Upper Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Parkdale (Calgary) |
| **Amenities:** | Bicycle Storage |
| **Appliances:** | Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Washer/Dryer |
| **Inclusions:** | na |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Yes |
| **Main Floor** | Mud Room · 7' × 5' · |
| **Main Floor** | Living Room · 16' × 10'4" · |
| **Main Floor** | Kitchen · 13'8" × 12'3" · |
| **Main Floor** | Dining Room · 10'6" × 9'4" · |

| | |
|---|---|
| **Lower Level** | Laundry · 8'9" × 5'11" · |
| **Lower Level** | Bedroom · 10'1" × 9' · |
| **Lower Level** | Bedroom · 10'3" × 9'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Lot Features:** | Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, See Remarks |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | 1 |
| **Listed Date:** | Nov 17, 2026 |

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

https://www.maltiwana.ca/properties/5r-3431-3-avenue-nw-calgary-a2359197/

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

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