

**3111 5 Street NE**  
**Calgary, Alberta**

**MLS # A2268529**



**\$665,000**

|                  |                                                            |               |                   |
|------------------|------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview                                  |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                   |               |                   |
| <b>Size:</b>     | 1,510 sq.ft.                                               | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 2                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Few Trees, Fruit Trees/Shrub(s), Lawn |               |                   |

|                    |                           |                   |           |
|--------------------|---------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Hardwood, Tile    | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | \$ 327    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame | <b>Zoning:</b>    | M-CG d111 |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -         |

**Features:** Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Winston Heights, Modern Luxury Meets Inner-City Convenience Experience upscale living in the heart of Winston Heights with this impeccably maintained and thoughtfully upgraded townhome. Blending contemporary style with comfort, this residence offers exceptional space for a growing family or professionals seeking the perfect inner-city retreat. Every detail has been carefully considered, with numerous upgrades throughout, including a full interior repaint, new lighting fixtures, a built-in central vacuum system, motion-sensor washroom lighting, and a brand-new tankless water heater for efficiency and convenience. Flooded with natural light, this home features two spacious bedrooms, three bathrooms, and a main-floor powder room. Multiple living and entertainment areas provide versatility, while flexible office spaces make working from home effortless. Additional highlights include a single attached garage, abundant storage, and proximity to top-rated schools, shopping, walking trails, golf courses, and all the best of Calgary's inner city. Book your private showing today and discover elevated urban living in Winston Heights, one of Calgary's most desirable communities.