

# \$1,050,000 - 3606 3 Street Nw, Calgary

MLS® #A2263616

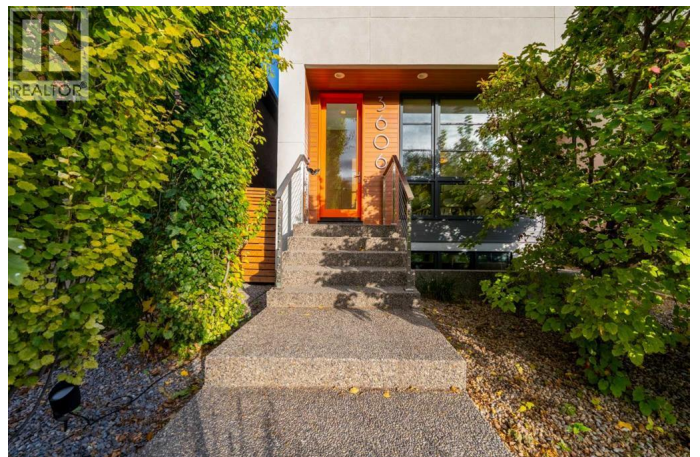
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Single Family on 0.07 Acres

Highland Park, Calgary, Alberta

This custom-built 4-bedroom, 3.5-bathroom home in Highland Park delivers an elevated living experience defined by thoughtful design, quality craftsmanship, and refined style across every level. From the moment you step inside, it's clear that this is not a standard new build – every finish, fixture, and detail has been carefully chosen to create a home that feels both modern and timeless. The main floor features 9' ceilings and an open-concept layout that's bright, inviting, and perfectly balanced for everyday living and entertaining. The chef's kitchen impresses with high-end JennAir appliances, a striking waterfall-edge quartz island, and full-height custom cabinetry that combines form and function. The dining area offers tranquil treetop views, while the living room is anchored by a sleek gas fireplace framed with custom millwork – a contemporary focal point that adds warmth and character. A glass-walled staircase and overhead skylight enhance the sense of space, creating a seamless flow of natural light throughout the home. Upstairs, 11' ceilings and solid hardwood floors set a tone of quiet sophistication. The primary suite is a serene retreat with a spacious walk-in closet and a spa-like ensuite featuring heated tile floors, dual vanities, and a double soaker tub. Two additional bedrooms and a well-appointed full bath provide comfort and flexibility for family or guests, while the convenient upper laundry room adds practicality to the space. The fully developed



lower level continues the home’s modern aesthetic, featuring 9’ ceilings, large windows, and polished, stained concrete floors that lend a stylish, urban edge. A wet bar with a dishwasher makes entertaining easy, while the open recreation area offers versatility as a media room, gym, or guest suite. With a sauna rough-in and generous storage, every need has been anticipated. Behind the design, high-performance features ensure lasting comfort and efficiency, including a Lennox 4-zone HVAC system, triple-pane windows, and built-in ceiling speakers. Outside, the home’s appeal continues with professional landscaping, wide exposed aggregate walkways, and contemporary exterior lighting that highlights its architectural form. Set on a quiet, tree-lined street with west-facing exposure, this property offers exceptional light and privacy in a sought-after inner-city location. With easy access to the core and other major routes, it combines urban convenience with a peaceful residential setting. Sophisticated yet welcoming, this Highland Park home stands out for its thoughtful design, exceptional build quality, and effortless livability – a space that feels as good as it looks. (id:6289)

Built in 2016

Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2263616      |
| Price          | \$1,050,000   |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,804         |
| Acres          | 0.07          |
| Year Built     | 2016          |
| Type           | Single Family |

Sub-Type Freehold

## Community Information

Address 3606 3 Street Nw  
Subdivision Highland Park  
City Calgary  
Province Alberta  
Postal Code T2K0Z6

## Amenities

Amenities Park, Playground, Schools, Shopping  
Features Back lane, Wet bar, Closet Organizers  
Parking Spaces 2  
Parking Detached Garage  
# of Garages 2

## Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings, Garage door opener  
Heating Natural gas Forced air, In Floor Heating  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Has Basement Yes

## Exterior

Exterior Stucco  
Exterior Features Landscaped  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office RE/MAX First



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