# \$1,095,000 - 3606 3 Street Nw, Calgary

MLS® #A2230138

### \$1,095,000

4 Bedroom, 4.00 Bathroom, 1,794 sqft Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Click brochure link for more details. This custom-built, design-forward 4 bedroom, 3.5 bathroom detached home in Highland Park stands apart from typical builder-grade properties with its carefully curated materials, architectural detailing, and premium craftsmanship across all three levels. The main floor features 9' ceilings and an open-concept layout centered around a chef's kitchen outfitted with high-end JennAir appliances, waterfall quartz island, and full-height custom cabinetry. Dine with treetop views, then unwind by the minimalist gas fireplace framed by bespoke millwork. A statement glass-walled staircase with skylight offers both natural light and architectural flair. Upstairs, 11' ceilings, solid hardwood flooring, and solid-core doors reinforce the home's high-spec character. The primary suite is a true retreat, with a spa-inspired ensuite featuring heated tile floors and a double soaker tub built for two. Downstairs offers large windows that bath the living space in sunlight, polished and stained concrete floors, 9' ceilings, a wet bar with dishwasher, and a flexible recreation room or gym spaceâ€"plus a sauna rough-in and ample storage. Efficiency and comfort are delivered through a top-tier Lennox 4-zone HVAC system, triple-pane windows, and built-in ceiling speakersâ€"adding both functionality and luxury. Outside, enjoy a fully landscaped front yard, wide exposed aggregate walkways, and elegant exterior lighting in both front and back.







Located in a quiet pocket of Highland Park with a rare west-facing exposure down a tree-lined street, this home offers exceptional light and privacy. Just 15 minutes to downtown or the airport - even in rush hour.

#### Built in 2016

#### **Essential Information**

MLS® # A2230138 Price \$1,095,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,794 Acres 0.07 Year Built 2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 3606 3 Street Nw

Subdivision Highland Park
City Calgary

County Calgary
Province Alberta

Postal Code T2K0Z6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings, Wet Bar, Tankless Hot Water

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Low Maintenance Landscape, Rectangular Lot

Roof Flat

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 68

Zoning R-CG

# **Listing Details**

Listing Office Honestdoor Inc.

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