



GRASSROOTS
REALTY GROUP

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3606 3 Street NW
Calgary, Alberta

MLS # A2230138



\$1,140,000

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Tankless Hot Water, Wet Bar		

Inclusions: Call Lister Directly

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 space—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 speakers—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.