



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3609 3 Street SW**  
**Calgary, Alberta**

**MLS # A2246034**



**\$1,410,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Parkhill               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 2,956 sq.ft.           | <b>Age:</b>   | 1983 (42 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Shingle                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** N/A

Completely reimagined from the studs up, this luxurious 3-storey residence in the prestigious inner-city community of Parkhill offers nearly 3,000 sq ft of refined living above grade, where timeless elegance meets modern sophistication. Every detail has been thoughtfully curated—from wide-plank hardwood flooring to custom built-ins, designer lighting & premium finishes throughout. The open-concept main floor is anchored by a striking floor-to-ceiling marbled gas fireplace, creating a warm yet elevated focal point in the sun-filled living room. The expanded chef's kitchen is a statement in style & function, featuring an oversized centre island, gas range, wine fridge, two-tone cabinetry, quartz countertops & a herringbone tile backsplash—paired with an elegant dining area perfect for hosting. A designer powder room & custom mudroom with built-in storage complete the main level. The second level offers two generously sized bedrooms each with walk-in closets & their own private ensuites, while a full laundry room with sink & built-ins adds convenience. The top floor is a true retreat—dedicated entirely to the primary suite, complete with a gas fireplace, sunlit office nook with skylights, private rear deck with downtown views, a spa-worthy ensuite with freestanding soaker tub, dual vanities, oversized glass shower & an exquisite walk-in dressing room. The fully finished lower level continues to impress with a large rec/media room, bar with beverage fridge, 4th bedroom & full bath—offering flexible space for family or guests. Outside, the low-maintenance backyard with composite decking is tailor-made for summer entertaining. A double detached garage rounds out this exceptional property. Set in a coveted location steps from the Elbow River pathway system, River Park, Mission's vibrant 4th Street & cafe's, top-rated

schools & C-Train access&mdash;this home offers the perfect blend of luxury, lifestyle & inner-city connection.