



3514 3 Street NW
Calgary, Alberta

MLS # A2287521



\$824,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,795 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV bracket in living room, wooden shelf in garage

Welcome to 3514 3 Street NW — an executive semi-detached home ideally positioned on a quiet street in the heart of Highland Park. Just minutes to Confederation Park, schools, and downtown access, this beautifully crafted residence offers over 2,600 sq ft of fully developed living space, exceptional curb appeal, and a thoughtfully designed layout for both everyday living and entertaining. The main floor showcases rich travertine tile and a custom, on-site finished kitchen featuring double-stacked granite countertops, premium cabinetry, stainless steel appliances, and abundant storage. The large central island anchors the space, flowing seamlessly into the dining and living areas. A gas fireplace with custom built-ins creates a warm focal point, while oversized windows fill the home with natural light. A dedicated main floor office with custom built-in bookshelves and a window seat provides the perfect work-from-home setting. Upstairs, the spacious primary retreat impresses with vaulted ceilings and a luxurious ensuite complete with dual vanities, a deep soaker tub, and a fully tiled glass shower. Two additional well-sized bedrooms offer generous closets and charming window seats, and the convenient upper-level laundry room adds everyday practicality. The fully developed basement expands your living space with a fourth bedroom, full bathroom, and a large family room featuring a wet bar — ideal for movie nights or hosting guests. Outside, the landscaped yard offers a private outdoor setting to relax and unwind. Your double detached garage is perfect to keep the snow off the cars in the winter. With timeless finishes, custom millwork, abundant storage, and an unbeatable inner-city location, this Highland Park home blends executive style with everyday functionality.