



3505 3 Street NW
Calgary, Alberta

MLS # A2289739



\$740,000

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|------------------|--|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,735 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Insulated | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, City Lot, Corner Lot, Lawn, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Cork, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Central Vacuum, Double Vanity, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: n/a

Situated on a prime corner lot in the sought-after south end of Highland Park, this meticulously maintained semi-detached home offers over 2,500 sq. ft. of developed living space. The main floor welcomes you with warm hardwood flooring, a bright and sunny reading nook, and a cozy gas fireplace (retiled 2023). Culinary enthusiasts will appreciate the kitchen's center island, bar fridge, and high-end LG induction cooktop (2024), complemented by a Miele dishwasher (motor replaced 2025) and resilient cork flooring. The upper level features three bedrooms, including a primary retreat with a dedicated sitting area and a spa-like ensuite with a double vanity, soaker tub with jets, and walk-in shower. A fully finished basement expands your living options with two large spaces … an entertainment area with built-in storage, a recreation area and a third full bathroom. Recent mechanical peace of mind is provided by central A/C (2023), a new water heater (2022), and a Kinetico water softener and humidifier. Outside, enjoy a private fenced backyard with a deck, a front patio, and an insulated double detached garage. Located steps from Confederation Park and Nose Hill, with excellent access to downtown and premier schools (St. Joseph's Elementary and Junior High, Buchanan Elementary, St. Francis High School and James Fowler High School), this home offers the perfect blend of inner-city convenience and modern comfort.