



**3424 3 Street NW**  
**Calgary, Alberta**

**MLS # A2300253**



**\$825,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,900 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** NA

This beautifully finished contemporary duplex showcases exceptional quality, craftsmanship, and thoughtful design throughout. The open-concept main level is flooded with natural light from oversized windows, creating a bright and inviting atmosphere perfect for both everyday living and entertaining. At the heart of the home, the centrally located kitchen is designed to bring people together. It features full-height maple cabinetry, sleek countertops, and commercial-grade appliances—blending style and function seamlessly. Rich wood tones carry throughout the home, highlighted in the elegant stair railings, custom millwork, and stunning exotic acacia hardwood floors. A striking full-height natural stone feature wall frames the fireplace and provides a dramatic backdrop for the gas range. The main floor also offers a practical and stylish layout with a rear mudroom, a dedicated home office, and a convenient powder room. Upstairs, a large skylight pours natural light into the stairwell and hallway, leading to a luxurious primary retreat complete with a spa-inspired 5-piece ensuite featuring a soaker tub, oversized walk-in shower, and a spacious walk-in closet with custom built-ins. Two additional generously sized bedrooms, a full bathroom, and an upper-level laundry room provide comfort and convenience for the whole family. The fully developed basement expands your living space with a large recreation area, wet bar, fourth bedroom with a walk in closet, full bathroom, and ample storage—perfect for guests or entertaining. The insulated and drywalled double garage boasts impressive 14-foot ceilings, ideal for additional storage. Located on a quiet street in a welcoming community with great neighbours