

# \$1,050,000 - 3606 3 Street Nw, Calgary

MLS® #A2263616

**\$1,050,000**

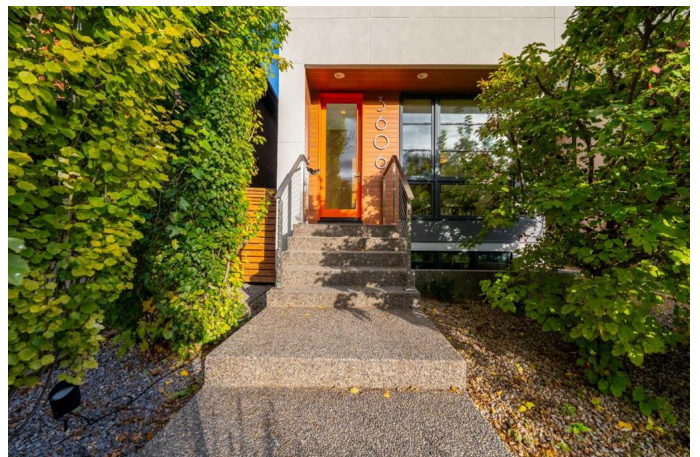
4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

This custom-built 4-bedroom, 3.5-bathroom home in Highland Park delivers an elevated living experience defined by thoughtful design, quality craftsmanship, and refined style across every level. From the moment you step inside, it's clear that this is not a standard new build – every finish, fixture, and detail has been carefully chosen to create a home that feels both modern and timeless. The main floor features 9' ceilings and an open-concept layout that's bright, inviting, and perfectly balanced for everyday living and entertaining. The chef's kitchen impresses with high-end JennAir appliances, a striking waterfall-edge quartz island, and full-height custom cabinetry that combines form and function. The dining area offers tranquil treetop views, while the living room is anchored by a sleek gas fireplace framed with custom millwork – a contemporary focal point that adds warmth and character. A glass-walled staircase and overhead skylight enhance the sense of space, creating a seamless flow of natural light throughout the home.

Upstairs, 11' ceilings and solid hardwood floors set a tone of quiet sophistication. The primary suite is a serene retreat with a spacious walk-in closet and a spa-like ensuite featuring heated tile floors, dual vanities, and a double soaker tub. Two additional bedrooms and a well-appointed full bath provide comfort and flexibility for family or guests, while the convenient upper laundry room adds practicality to the space. The fully developed



lower level continues the home’s modern aesthetic, featuring 9’ ceilings, large windows, and polished, stained concrete floors that lend a stylish, urban edge. A wet bar with a dishwasher makes entertaining easy, while the open recreation area offers versatility as a media room, gym, or guest suite. With a sauna rough-in and generous storage, every need has been anticipated. Behind the design, high-performance features ensure lasting comfort and efficiency, including a Lennox 4-zone HVAC system, triple-pane windows, and built-in ceiling speakers. Outside, the home’s appeal continues with professional landscaping, wide exposed aggregate walkways, and contemporary exterior lighting that highlights its architectural form. Set on a quiet, tree-lined street with west-facing exposure, this property offers exceptional light and privacy in a sought-after inner-city location. With easy access to the core and other major routes, it combines urban convenience with a peaceful residential setting. Sophisticated yet welcoming, this Highland Park home stands out for its thoughtful design, exceptional build quality, and effortless livability – a space that feels as good as it looks.

Built in 2016

**Essential Information**

MLS® #	A2263616
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.07
Year Built	2016

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3606 3 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Z6

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Flat
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2025
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX First
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