

# \$1,095,000 - 3606 3 Street Nw, Calgary

MLS® #A2230138

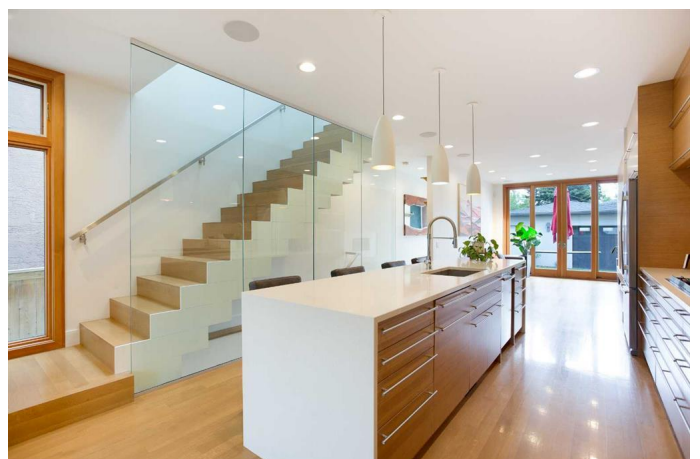
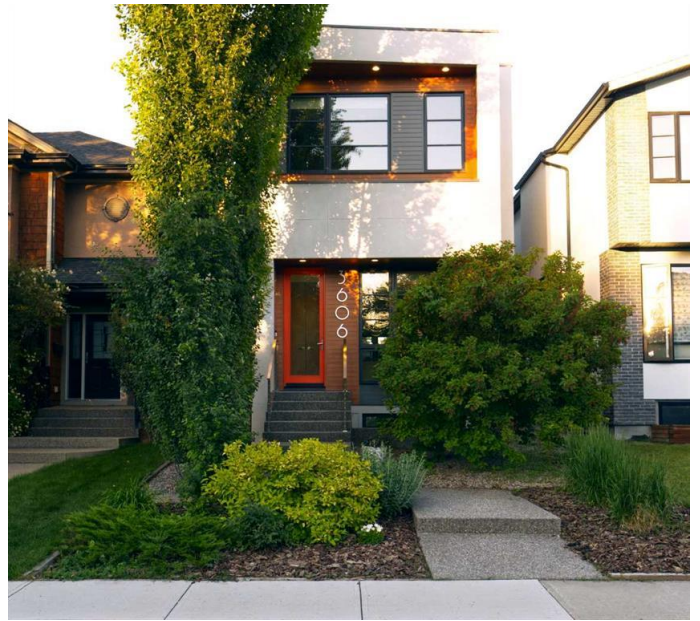
**\$1,095,000**

4 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Click brochure link for more details. This custom-built, design-forward 4 bedroom, 3.5 bathroom detached home in Highland Park stands apart from typical builder-grade properties with its carefully curated materials, architectural detailing, and premium craftsmanship across all three levels. The main floor features 9' ceilings and an open-concept layout centered around a chef's kitchen outfitted with high-end JennAir appliances, waterfall quartz island, and full-height custom cabinetry. Dine with treetop views, then unwind by the minimalist gas fireplace framed by bespoke millwork. A statement glass-walled staircase with skylight offers both natural light and architectural flair. Upstairs, 11' ceilings, solid hardwood flooring, and solid-core doors reinforce the home's high-spec character. The primary suite is a true retreat, with a spa-inspired ensuite featuring heated tile floors and a double soaker tub built for two. Downstairs offers large windows that bath the living space in sunlight, polished and stained concrete floors, 9' ceilings, a wet bar with dishwasher, and a flexible recreation room or gym space—plus a sauna rough-in and ample storage. Efficiency and comfort are delivered through a top-tier Lennox 4-zone HVAC system, triple-pane windows, and built-in ceiling speakers—adding both functionality and luxury. Outside, enjoy a fully landscaped front yard, wide exposed aggregate walkways, and elegant exterior lighting in both front and back.



Located in a quiet pocket of Highland Park with a rare west-facing exposure down a tree-lined street, this home offers exceptional light and privacy. Just 15 minutes to downtown or the airport - even in rush hour.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230138    |
| Price          | \$1,095,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,794       |
| 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 | T2K0Z6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | High Ceilings, Wet Bar, Tankless Hot Water |
| Appliances        | See Remarks                                |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Flat                                       |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 118             |
| Zoning         | R-CG            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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