$1,140,000 - 3606 3 Street Nw, Calgary

MLS® #A2230138

$1,140,000
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 chefâ€™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 homeâ€™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 spaceâ€”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 speakersâ€”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	$1,140,000
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, Tankless Hot Water, Wet Bar
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	2
Zoning	R-CG

Listing Details

Listing Office	Honestdoor Inc.

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