

\$775,000 - 3420 Centre B Street Nw, Calgary

MLS® #A2264349

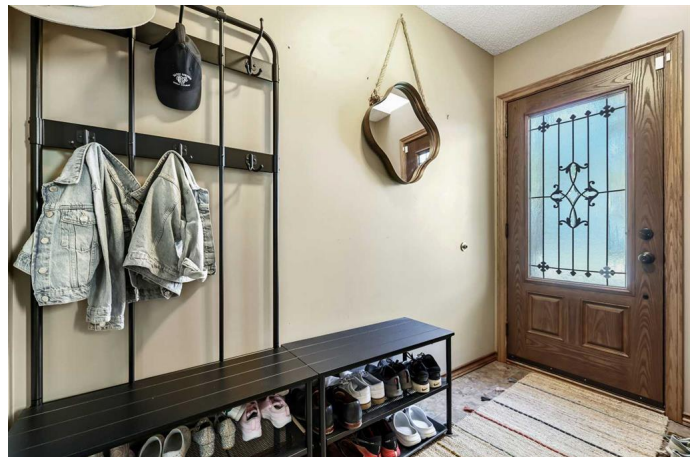
\$775,000

4 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Open House Saturday the 18th from 10 am to 11:45 am. Welcome to this charming 1.5-storey detached home, with 1822 sq ft above grade, in the highly sought-after community of Highland Park, the perfect place for families who want the best of both worlds: peaceful living and easy access to downtown being in the central location that it is. Set on a spacious 50' x 119' lot, this property offers room to grow, play, and create lasting memories, with an option down the road for redevelopment. From the moment you step inside, you'll be greeted by beautiful hand-crafted woodwork, soaring vaulted ceilings, and exposed beams that give the home a warm and inviting feel. The open-concept living room, featuring a stunning wood-burning fireplace framed by a stone wall, is the perfect gathering spot for cozy family nights or relaxed weekends at home. Large west windows fill the main floor space with natural light, making it bright and cheerful throughout the day. On the main floor, you'll find two comfortable bedrooms with one being used as an office right now, 3 piece bath, formal dining room, and comfy sitting nook. The spacious kitchen offers ample cabinetry and counter space, ready for family meals and everyday living. Upstairs, the primary suite is a true retreat with a private balcony, walk-in closet, and 4 piece ensuite bathroom, what a peaceful spot to unwind at the end of the day. Another upper-level bedroom provides great flexibility for kids or



guests. The fully finished basement expands your living space with an additional bedroom, full bath, and a large recreation room featuring a built-in bar, great for movie nights, playtime, or entertaining friends. Step outside to enjoy a private backyard oasis complete with a covered deck, patio, and a double detached garage. It's the ideal setup for BBQs, kids' playtime, and family gatherings all year round. The front driveway is also super convenient for someone who wants to park out front, use for a trailer, or ease of use for your visitors. Located just seconds from Centre Street with direct transit access to downtown, this home is ideal for parents working in the city. With schools, parks, and shopping nearby, this is a truly special opportunity to settle into a family-friendly community with charm, convenience, and character.

Built in 1949

Essential Information

MLS® #	A2264349
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,822
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	3420 Centre B Street Nw
Subdivision	Highland Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2K 0V6

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Beamed Ceilings, Dry Bar
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada
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