

**3528 3 Street NW**  
**Calgary, Alberta**

**MLS # A2253012**



## \$988,000

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	2018 (7 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, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings		

**Inclusions:** N/A

You'll love this gorgeous single family home, located in the desirable community of Highland Park close to all amenities such as parks, schools, downtown, shopping and more!! 9 ft ceilings on all 3 levels. Main floor highlights are a large gourmet kitchen with an over 10 feet island, wide plank engineered hardwood, and a gas fireplace offering amazing aesthetic value. On the second floor you will find a large master bedroom with a great size walk-in closet and a jaw dropping en-suite featuring heated floors! In addition you'll find two spacious bedrooms, 4 piece bath and a laundry room. Leading down to the basement you'll be greeted by a large rec room a custom walk-up bar, spacious bedroom with a huge closet and a bathroom that truly feels like a getaway you deserve! Spacious backyard, and a double detached garage makes the home ideal for any family. No detail is spared by the interior designers from high end tiles to custom cabinetry throughout. The home is located mere steps from schools and multiple transit options to downtown, airport, SAIT and the University. Do not miss out on this beautiful home.