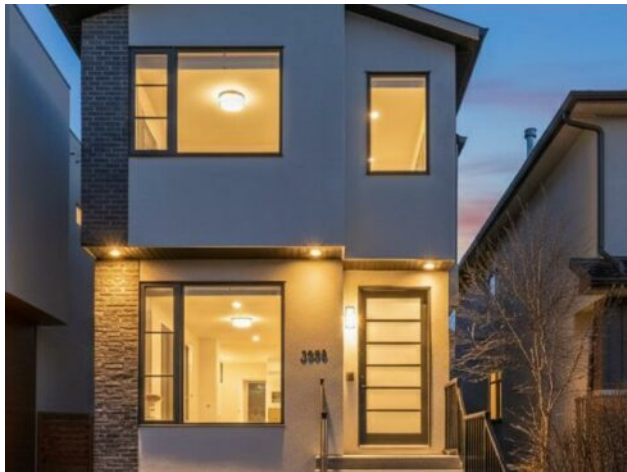


3528 3 Street NW
Calgary, Alberta

MLS # A2293031



\$943,000

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

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

Inclusions: NA

Welcome to this beautifully designed single-family home in the desirable community of Highland Park in northwest Calgary. Ideally situated close to parks, schools, shopping, and transit, this home offers the perfect blend of comfort and convenience. Its central location allows quick access to downtown Calgary, the airport, and nearby institutions such as the University of Calgary and the Southern Alberta Institute of Technology, making it an excellent choice for families and professionals alike. From the moment you arrive, the thoughtful design and quality craftsmanship throughout the home create a warm and welcoming atmosphere. Step inside and you'll immediately notice the bright, open layout highlighted by 9-foot ceilings on all three levels and elegant wide plank engineered hardwood flooring. The main floor is designed with both everyday living and entertaining in mind. At the center of the space is a stunning gourmet kitchen featuring an impressive 10+ foot island, high-end finishes, and custom cabinetry that provides both style and functionality. The spacious living area flows seamlessly from the kitchen and is anchored by a beautiful gas fireplace, creating a comfortable setting for relaxing evenings or hosting guests. Large windows allow natural light to pour in, enhancing the home's inviting and modern feel. The second floor offers a well-planned layout that provides both privacy and comfort. The primary bedroom serves as a peaceful retreat with a generous walk-in closet and a spectacular ensuite bathroom complete with heated floors, offering a spa-like experience right at home. Two additional spacious bedrooms provide flexible space for children, guests, or a home office. A modern four-piece bathroom and a conveniently located upper-level laundry room add to the practicality of this level, making daily routines easier and more efficient. The

fully finished basement expands the home's living space and offers endless possibilities for entertainment and relaxation. A large recreation room provides the perfect setting for movie nights, gatherings, or family activities, while the custom walk-up bar adds a stylish feature ideal for entertaining. The lower level also includes a spacious bedroom with a large closet and a beautifully designed bathroom that feels like a private getaway. Outside, you'll find a spacious maintenance-free backyard perfect for enjoying Calgary's warmer months, along with a double detached garage that adds both convenience and storage. With high-end tiles, custom cabinetry, and carefully selected finishes throughout, this exceptional home combines luxury, comfort, and location in one remarkable property. Don't miss the opportunity to own this stunning home in Highland Park.