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3817 Centre A Street NE
Calgary, Alberta

MLS # A2338327



$778,800

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,970 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Welcome to 3817 Centre A Street NE, an architectural masterpiece custom-built directly into the hillside of highly desirable Highland Park. Tucked away on a remarkably quiet, private street, this stunning residence effortlessly captures West Coast contemporary luxury while offering unparalleled central connectivity. From the moment you step inside, the design narrative is defined by sophisticated custom finishes and an abundance of natural light. The innovative layout embraces its elevated slope, utilizing massive, oversized windows to flood the home with sunshine and frame serene, elevated views. Every square inch has been meticulously curated with premium materials, striking the perfect balance between high-end modern design and warm, organic textures. At the heart of the home is a chef-inspired kitchen that flows seamlessly into the main living areas, making it an entertainer's dream. Step out back into your own hidden oasis—the private backyard has been transformed into a secluded, courtyard-style retreat, perfect for morning coffees, evening wine, or intimate summer gatherings. This thoughtfully engineered floor plan boasts 4 spacious bedrooms and 3.1 luxurious bathrooms, offering plenty of space for growing families, urban professionals, or multi-generational living. The fully finished lower level features a separate basement entrance, providing incredible flexibility, privacy for guests, and future potential. Complete with a detached double garage, this property checks every single box. Living in Highland Park means you are just minutes from downtown, Calgary’s major transit arteries (including the future Green Line LRT), and beautiful parks, all while enjoying the peace and privacy of a hidden cul-de-sac. Don't miss your chance to own a truly unique, Vancouver-inspired hillside retreat in the heart of the city. Book

your private showing today!

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