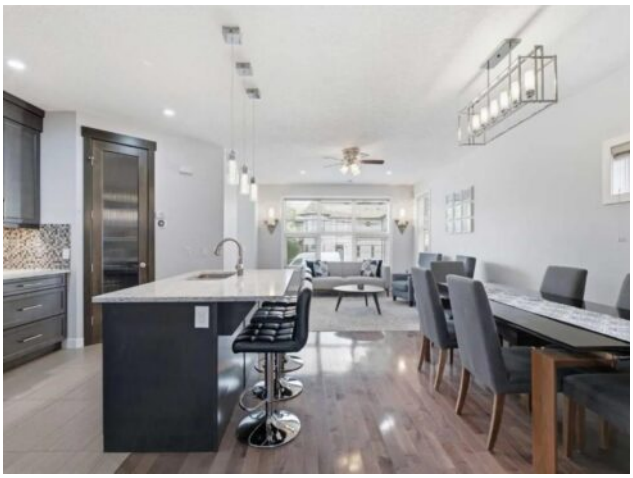
587-899-3773
justin@realtyaces.ca

3502 3 Street NW
Calgary, Alberta

MLS # A2349046



$828,800

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,908 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Boiler, Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Wired for Sound		

Inclusions: TV Wallmount, BBQ

Welcome to Highland Park! This well-appointed two-storey home offers more than 2,770 ft2 of developed living space and is sure to impress. Upgrades begin with the widened concrete walkway and continue throughout the home. The open-concept main floor features a gourmet kitchen with a gas stove, ceiling-height cabinetry with soft-close doors, under-cabinet lighting, and granite countertops. Relax in the luxurious living area, where a built-in fireplace is surrounded by a custom maple entertainment centre with space for a TV above. Upstairs, you’ll find three generously sized bedrooms, a laundry room, and two five-piece bathrooms. The basement includes two additional bedrooms and kitchen cabinetry. The furnace room also features rough-in plumbing for a washer and dryer. Outside, the fully landscaped yard offers a ground-level patio and a double detached garage roughed in for in-floor heating. Book your showing today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of MaxWell Canyon Creek. Information is believed to be reliable but not guaranteed.