

\$1,140,000 - 3606 3 Street Nw, Calgary

MLS® #A2230138

\$1,140,000

4 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Click brochure link for more details. This custom-built, design-forward 4 bedroom, 3.5 bathroom detached home in Highland Park stands apart from typical builder-grade properties with its carefully curated materials, architectural detailing, and premium craftsmanship across all three levels. The main floor features 9' ceilings and an open-concept layout centered around a chef's kitchen outfitted with high-end JennAir appliances, waterfall quartz island, and full-height custom cabinetry. Dine with treetop views, then unwind by the minimalist gas fireplace framed by bespoke millwork. A statement glass-walled staircase with skylight offers both natural light and architectural flair.

Upstairs, 11' ceilings, solid hardwood flooring, and solid-core doors reinforce the home's high-spec character. The primary suite is a true retreat, with a spa-inspired ensuite featuring heated tile floors and a double soaker tub built for two.

Downstairs offers large windows that bath the living space in sunlight, polished and stained concrete floors, 9' ceilings, a wet bar with dishwasher, and a flexible recreation room or gym space—plus a sauna rough-in and ample storage.

Efficiency and comfort are delivered through a top-tier Lennox 4-zone HVAC system, triple-pane windows, and built-in ceiling speakers—adding both functionality and luxury.



Outside, enjoy a fully landscaped front yard, wide exposed aggregate walkways, and elegant exterior lighting in both front and back. Located in a quiet pocket of Highland Park with a rare west-facing exposure down a tree-lined street, this home offers exceptional light and privacy. Just 15 minutes to downtown or the airport - even in rush hour.

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230138 |
| Price | \$1,140,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,794 |
| Acres | 0.07 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3606 3 Street Nw |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K0Z6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Tankless Hot Water, Wet Bar |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Low Maintenance Landscape, Rectangular Lot |
| Roof | Flat |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 17 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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