

# \$988,000 - 3528 3 Street Nw, Calgary

MLS® #A2253012

**\$988,000**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

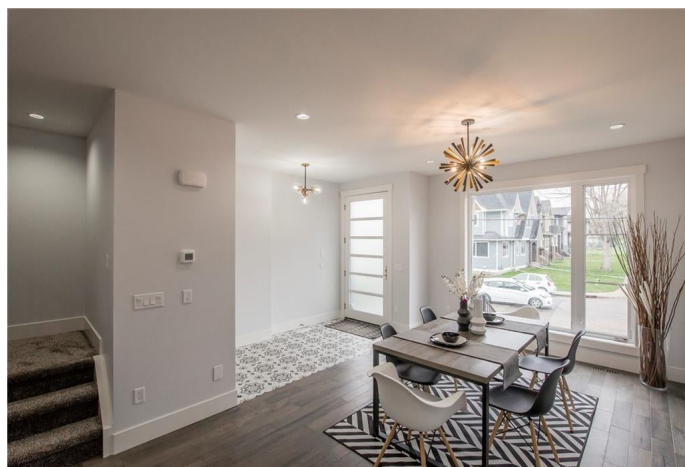
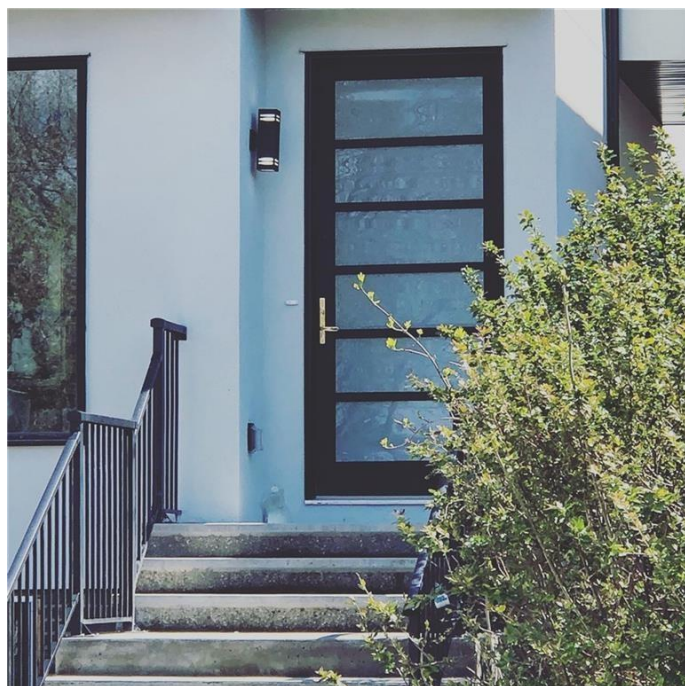
You'll love this gorgeous single family home, located in the desirable community of Highland Park close to all amenities such as parks, schools, downtown, shopping and more!! 9 ft ceilings on all 3 levels. Main floor highlights are a large gourmet kitchen with an over 10 feet island, wide plank engineered 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.

Built in 2018

## Essential Information

MLS® # A2253012

Price \$988,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,984       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3528 3 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0Z6          |

### Amenities

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

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings                                                                               |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Family Room, Gas                                                                                 |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                        |
| Construction    | Stucco, Wood Frame                     |
| Foundation      | Poured Concrete                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 27                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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