

\$1,529,000 - 3609 3 Street Sw, Calgary

MLS® #A2246034

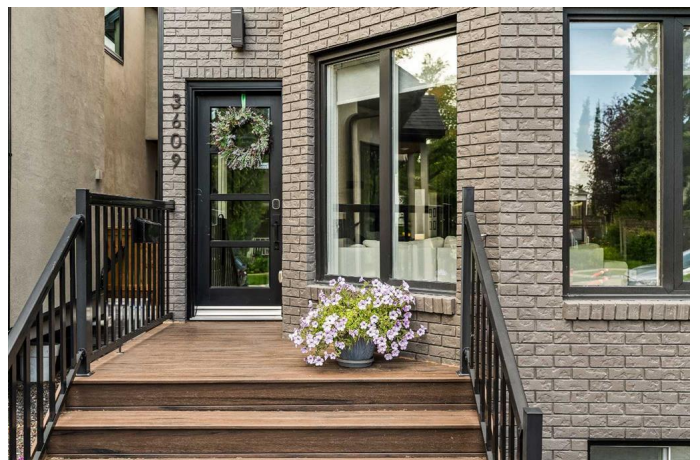
\$1,529,000

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

Open House from 1:00pm to 4:00pm on Sunday, August 31. Completely reimagined from the studs up, this luxurious 3-storey residence in the prestigious inner-city community of Parkhill offers nearly 3,000 sq ft of refined living above grade, where timeless elegance meets modern sophistication. Every detail has been thoughtfully curated—from wide-plank hardwood flooring to custom built-ins, designer lighting & premium finishes throughout. The open-concept main floor is anchored by a striking floor-to-ceiling marbled gas fireplace, creating a warm yet elevated focal point in the sun-filled living room. The expanded chef's kitchen is a statement in style & function, featuring an oversized centre island, gas range, wine fridge, two-tone cabinetry, quartz countertops & a herringbone tile backsplash—paired with an elegant dining area perfect for hosting. A designer powder room & custom mudroom with built-in storage complete the main level. The second level offers two generously sized bedrooms each with walk-in closets & their own private ensuites, while a full laundry room with sink & built-ins adds convenience. The top floor is a true retreat—dedicated entirely to the primary suite, complete with a gas fireplace, sunlit office nook with skylights, private rear deck with downtown views, a spa-worthy ensuite with freestanding soaker tub, dual vanities, oversized glass shower & an exquisite walk-in dressing room. The fully finished lower level continues to impress with a large rec/media



room, bar with beverage fridge, 4th bedroom & full bath offering flexible space for family or guests. Outside, the low-maintenance backyard with composite decking is tailor-made for summer entertaining. A double detached garage rounds out this exceptional property. Set in a coveted location steps from the Elbow River pathway system, River Park, Mission's vibrant 4th Street & caf s, top-rated schools & C-Train access this home offers the perfect blend of luxury, lifestyle & inner-city connection.

Built in 1983

Essential Information

MLS� #	A2246034
Price	\$1,529,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,956
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	3609 3 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1V6

Amenities

Parking Spaces	3
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Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s), Bar, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Gas Range, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	47
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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