

**3624 3 Street, Calgary T2S 1V5**

MLS®#: **A2110661** Area: **Parkhill** Listing Date: **05/14/24** List Price: **\$1,749,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,971**  
 Low Sqft:  
 Ttl Sqft: **1,971**

DOM  
**45**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Washer/Dryer**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Steam Room,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`4" x 13`6"	Dining Room	Main	14`6" x 10`8"
Living Room	Main	16`6" x 16`0"	Mud Room	Main	7`0" x 5`0"
2pc Bathroom	Main	6`2" x 4`10"	Bedroom - Primary	Upper	16`0" x 13`6"
Bedroom	Upper	11`8" x 9`6"	Bedroom	Upper	11`10" x 9`10"
Bedroom	Lower	12`2" x 10`6"	4pc Bathroom	Upper	9`6" x 4`11"
5pc Ensuite bath	Upper	11`8" x 9`6"	4pc Bathroom	Lower	8`6" x 5`0"
Laundry	Upper	7`8" x 5`10"	Family Room	Lower	25`2" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9235**

Remarks

Pub Rmks:

**Property is Under Construction! Move in this summer July/Aug. Welcome home where the stylish streets of Soho New York meet PARKHILL! Detached & Almost 3,000sf of living space. Built by Thelo Homes, you'll immediately notice the attention to detail and pride of craftsmanship throughout. The highest end of luxury interiors brought to you by Dwelling Interior Design. This exquisite home is an absolute SHOWSTOPPER! If you've never walked through 3rd street in Parkhill, you need to! Just steps from the gorgeous ridge overlooking Stanley Park, a private and very exclusive neighbourhood. It's not a surprise that it has been deeply loved by many residents for generations. Be part of one of the most coveted school districts in the city! Walkable to all the Elbow River paths, 4th Street in Mission, the downtown core, and entertainment district. No detail has been overlooked. Exterior features FULL BRICK masonry wrapped around the entire front elevation of the home. Custom steps that extend the full width of the construction. A luxurious window package top to bottom of the property. Step inside and you'll immediately be wowed by the 11FT CEILINGS creating a grand feeling throughout. Beautiful hardwood flooring and a stylish lighting and hardware package throughout. A custom kitchen you'll love to host and entertain your friends with. Features a spacious quartz island and detailed millwork touches throughout. Custom cabinetry, custom hardware and the thoughtful design includes a ton of functional storage space. Gorgeous custom built-in hood and backsplash design, an Integrated Jenn Air panelled refrigerator, and don't forget the WOLF 6 BURNER GAS RANGE! The back of the main level continues the same grand vibe as the front. A spacious living room encompasses the full width of the home and features a show piece gas fireplace wrapped in a custom plastered exterior façade. Oversized sliding patio doors take you onto a private COMPOSITE DECK perfect for those summer nights. There is also a moody & stylish 2pce powder room and functionally designed mud room including built-in storage and bench. The upper level features a thoughtfully designed laundry room with built-in cabinetry and hanging space. 3 spacious bedrooms including a Primary bedroom retreat that has it all. Vaulted ceilings, floor to ceiling windows, a huge walk-in closet with custom built-in organizers. A 5pce ensuite with heated floors, dual vanities, high end plumbing fixtures, a gorgeous soaker tub, and a luxury glassed STEAM SHOWER with bench. There is also a second 4pce bath on this level. The lower level is a relaxation haven. IN-FLOOR HEAT included, spacious Rec/family room perfect for your large sectional couch to watch the latest feature film or hockey game. Built-in wet bar, and a comfortable guest room with full 4pce bath complete this level. Out back is an INSULATED & FINISHED DOUBLE GARAGE. Rough in's included: A/C, Sound/Data/Multimedia. The neighboring (South unit) 3626 3 St SW is also available.**

Inclusions:  
Property Listed By:

**N/A**  
**Charles**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



*North-3rd St Sw*

EXTERIOR CONCEPT



Dwelling  
INTERIOR DESIGN

*3626 3rd St Sw*

KITCHEN CONCEPT



Dwelling  
INTERIOR DESIGN

3626 3rd St sw  
GREAT ROOM CONCEPT



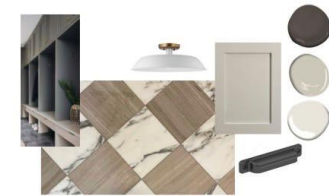
Dwelling  
INTERIOR DESIGN

3626 3rd St sw  
DINING CONCEPT



Dwelling  
INTERIOR DESIGN

3626 3rd St sw  
MUDROOM CONCEPT



Dwelling  
INTERIOR DESIGN

3626 3rd St sw  
POWDER CONCEPT



Dwelling  
INTERIOR DESIGN

3626 3rd St sw  
ENSUITE CONCEPT



Dwelling  
INTERIOR DESIGN

3626 3rd St sw  
BATHROOM CONCEPT

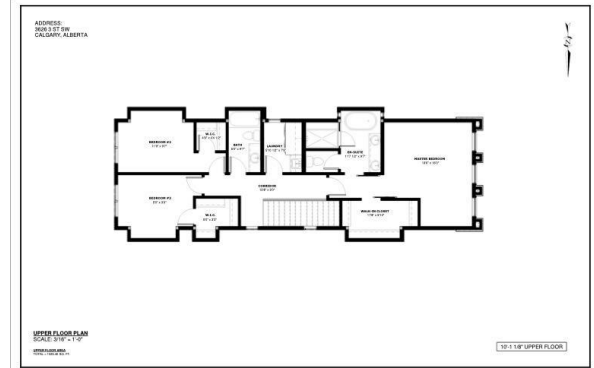
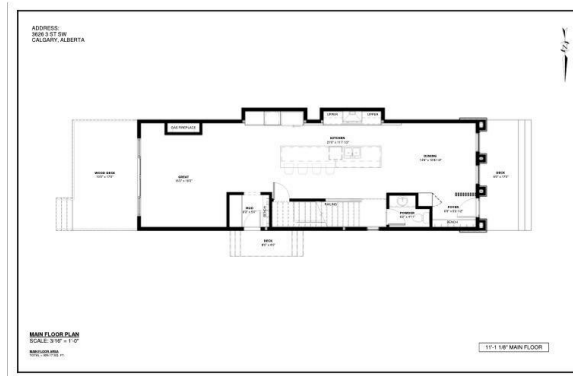


Dwelling  
INTERIOR DESIGN

3626 3rd St SW  
LAUNDRY CONCEPT



Dwelling  
INTERIOR DESIGN



South-3rd St SW  
EXTERIOR CONCEPT



Dwelling  
INTERIOR DESIGN