



3304 3 Street, Calgary T2K 0Z5

MLS®#: **A2192765** Area: **Highland Park** Listing Date: **02/06/25** List Price: **\$1,375,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,195 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,435**
 Low Sqft:
 Ttl Sqft: **2,435**

DOM

16
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Freezer,Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`8" x 11`6"	Dining Room	Main	16`0" x 8`0"
Living Room	Main	15`2" x 13`4"	Office	Main	11`0" x 9`6"
Foyer	Main	14`0" x 8`6"	Family Room	Basement	19`10" x 13`2"
Laundry	Second	7`0" x 6`10"	Mud Room	Main	6`8" x 6`0"
Furnace/Utility Room	Basement	14`10" x 7`0"	Spice Kitchen	Main	8`0" x 6`2"
Game Room	Basement	17`2" x 15`10"	Walk-In Closet	Second	8`0" x 6`10"

Bedroom - Primary	Second	13`10" x 13`0"	Bedroom	Second	11`2" x 10`10"
Bedroom	Second	12`0" x 11`10"	Bedroom	Basement	12`10" x 12`0"
Bedroom	Basement	15`8" x 9`10"	2pc Bathroom	Main	5`10" x 5`0"
3pc Ensuite bath	Second	7`0" x 4`11"	4pc Bathroom	Basement	8`4" x 5`0"
5pc Ensuite bath	Second	12`0" x 10`0"	4pc Ensuite bath	Second	10`2" x 6`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
Legal Desc: **3674S**

Remarks

Pub Rmks: **Tucked away in the charming neighbourhood of Highland Park, this beautifully designed 5-BED, 4.5-BATH DETACHED home offers the perfect blend of modern luxury and everyday comfort! With an open-to-above entrance, a fully developed lower level, and designer lighting, this BRAND-NEW BUILD is ideal for those who appreciate high-end finishes, functional design, and a warm, inviting atmosphere. Step inside, and you're greeted by soaring ceilings and a stunning open-to-above entrance that sets the tone for the rest of the home. The main floor features a dedicated office with black panelled glass entrance and a striking feature wall—perfect for those work-from-home days. The heart of the home is the gorgeous chef's kitchen, where a large waterfall quartz island, sleek cabinetry, and high-end appliances come together to create a space that's both stylish and practical, including a convenience prep kitchen/pantry space with more quartz counters and built-in cabinetry. Just off the kitchen, the spacious mudroom keeps things organized with custom storage solutions and bench. The living room is designed for cozy evenings and entertaining alike, with a gas fireplace and oversized windows that flood the space with natural light. Glass doors lead to the backyard, making it easy to enjoy seamless indoor-outdoor living. Upstairs, each of the three bedrooms has its own ensuite—because everyone deserves a little extra privacy. The primary suite is a true retreat, complete with a spa-like ensuite featuring dual vanities, a free-standing tub, and a beautifully tiled shower. A dedicated laundry room with storage and a built-in granite folding station adds extra convenience to this level. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a spacious media room with a second fireplace and a modern wet bar with a beverage fridge—perfect for movie nights or hosting guests—and a separate side entrance adds even more versatility. Outside, the HEATED TRIPLE-CAR GARAGE is ready for Alberta winters and even includes an EV charging plug! Plus, the home comes complete with air conditioning and window coverings included! Highland Park is a hidden gem in Calgary, known for its mature trees, quiet streets, and fantastic location. You're just minutes from Nose Hill Park, Confederation Park, and multiple golf courses, with easy access to downtown, the airport, and major roadways. Whether you're heading out for a morning jog, grabbing a coffee at a local café, or exploring nearby shops and restaurants, this community has something for everyone. This is more than just a house—it's a home designed for making memories. Come take a look and see for yourself!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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











