



3505 3 Street Calgary Alberta

\$740,000

Situated on a prime corner lot in the sought-after south end of Highland Park, this meticulously maintained semi-detached home offers over 2,500 sq. ft. of developed living space. The main floor welcomes you with warm hardwood flooring, a bright and sunny reading nook, and a cozy gas fireplace (retiled 2023). Culinary enthusiasts will appreciate the kitchen's center island, bar fridge, and high-end LG induction cooktop (2024), complemented by a Miele dishwasher (motor replaced 2025) and resilient cork flooring. The upper level features three bedrooms, including a primary retreat with a dedicated sitting area and a spa-like ensuite with a double vanity, soaker tub with jets, and walk-in shower. A fully finished basement expands your living options with two large spaces ... an entertainment area with built-in storage, a recreation area and a third full bathroom. Recent mechanical peace of mind is provided by central A/C (2023), a new water heater (2022), and a Kinetico water softener and humidifier. Outside, enjoy a private fenced backyard with a deck, a front patio, and an insulated double detached garage. Located steps from Confederation Park and Nose Hill, with excellent access to downtown and premier schools (St. Joseph's Elementary and Junior High, Buchanan Elementary, St. Francis High School and James Fowler High School), this home offers the perfect blend of inner-city convenience and modern comfort. (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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4pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 9.42 Ft x 14.58 Ft

Bedroom 9.83 Ft x 10.00 Ft

Bedroom 11.67 Ft x 12.33 Ft

Primary Bedroom 14.58 Ft x 17.83 Ft

3pc Bathroom 7.33 Ft x 4.83 Ft

Family room 19.50 Ft x 17.42 Ft

Recreational, Games room 15.58 Ft x 23.25 Ft

Furnace 7.00 Ft x 6.67 Ft

2pc Bathroom 6.00 Ft x 4.92 Ft

Other 8.25 Ft x 10.58 Ft

Dining room 10.17 Ft x 11.17 Ft

Kitchen 19.58 Ft x 13.75 Ft

Living room 14.50 Ft x 15.08 Ft