

\$1,410,000 - 3609 3 Street Sw, Calgary

MLS® #A2246034

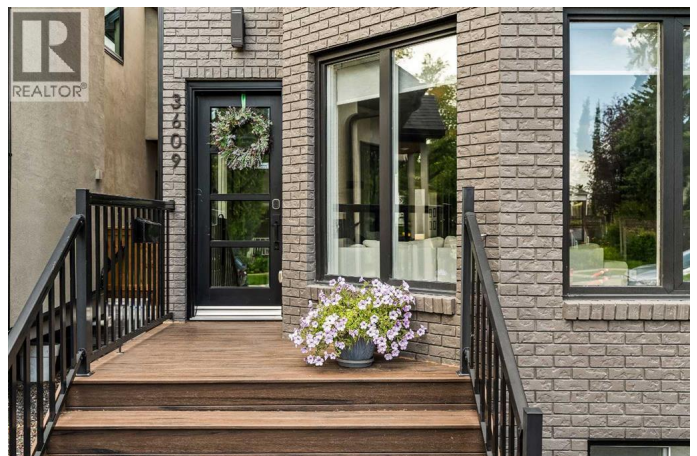
\$1,410,000

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Single Family on 0.07 Acres

Parkhill, Calgary, Alberta

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 ensuite, 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. (id:6289)

Built in 1983

Essential Information

Listing #	A2246034
Price	\$1,410,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,956
Acres	0.07
Year Built	1983
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3609 3 Street Sw
Subdivision	Parkhill
City	Calgary
Province	Alberta
Postal Code	T2S1V6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, No Smoking Home, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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Listing information last updated on November 3rd, 2025 at 6:47am CST