

**3609 3 Street SW**  
**Calgary, Alberta**

**MLS # A2246034**



**\$1,699,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,956 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

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 & cafe's, top-rated

schools & C-Train access&mdash;this home offers the perfect blend of luxury, lifestyle & inner-city connection.