

\$1,699,900 - 3609 3 Street Sw, Calgary

MLS® #A2246034

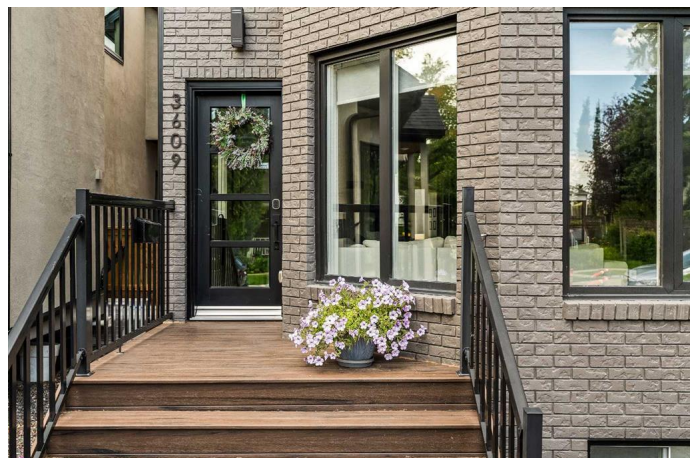
\$1,699,900

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Residential on 0.74 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.

Built in 1983

Essential Information

MLS� #	A2246034
Price	\$1,699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,956
Acres	0.74
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	3609 3 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1V6

Amenities

Parking Spaces	3
Parking	Double Garage Detached

of Garages 2

Interior

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

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard

Roof Shingle

Construction Brick, Concrete, Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025

Days on Market 11

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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