

# \$1,599,000 - 3609 3 Street Sw, Calgary

MLS® #A2246034

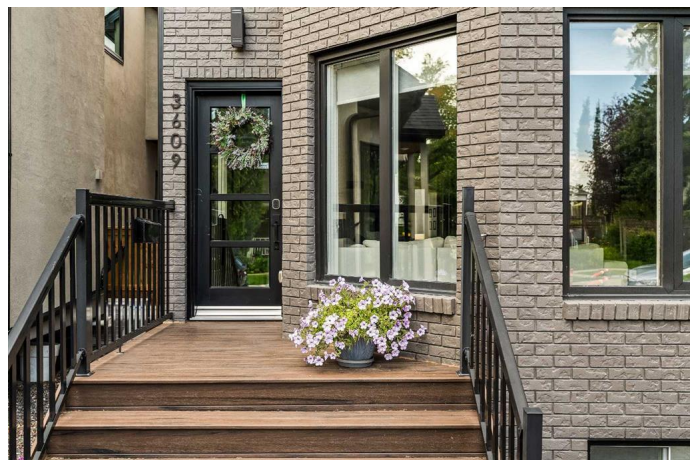
**\$1,599,000**

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Residential on 0.74 Acres

Parkhill, Calgary, Alberta

Open House from 1:00pm to 4:00pm on Sunday, August 31. 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 curatedâ€”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 chefâ€™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 backsplashâ€”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 retreatâ€”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	\$1,599,000
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
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar, Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, 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	22
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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