



GRASSROOTS
REALTY GROUP

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3617 3 Street SW
Calgary, Alberta

MLS # A2343907



\$1,299,000

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s)

Inclusions: N/A

****OPEN HOUSE SAT SEPT 19 2-4PM**** Set amongst mature trees on one of Parkhill's most beautiful streets, this exceptional family home offers an ideal combination of privacy, natural light and inner-city convenience. Extensively renovated throughout, the home features beautiful hardwood floors, a fully remodelled kitchen, and thoughtfully updated upper and lower levels. The bright main living level is flooded with natural light and offers an open-concept layout centred around a stunning kitchen with a large 14ft island, connecting seamlessly to the dining and living areas. With the main living spaces elevated on the second floor, the home offers excellent privacy, while mature trees surround the property and create a peaceful setting. The living room features a wood-burning fireplace and French doors leading to the west-facing backyard and a brand-new oversized single garage. The dining area includes a charming bay window seat, while the east-facing front balcony is perfect for morning coffee. Upstairs, the stunning primary suite is a true sanctuary, complete with a wall of closets, a walk-through dressing area, and a luxurious 5-piece ensuite featuring a soaker tub, vaulted ceilings, and a dramatic skylight. Two additional bedrooms and a beautifully appointed 4-piece bathroom complete the upper level, including one bedroom with access to a private balcony overlooking the backyard. The lower entry level offers a flexible office or den, laundry + mudroom, storage room, 3-piece bathroom and additional room ideal for guests, recreation or hobbies. Storage is exceptional throughout, with cleverly tucked-away cupboards, rooms, and the BRAND NEW GARAGE offers even more space for vehicles and gear. The location is truly second to none. Nestled in one of Calgary's most sought-after inner-city communities, this home offers a lifestyle that is hard to

match. Spend your days exploring the Elbow River pathways, Stanley Park, and the surrounding green spaces just steps from your door, then enjoy easy access to the restaurants, caf  s, boutiques, fitness studios, and nightlife that make Mission one of Calgary's most vibrant destinations. Combined with the highly regarded Rideau Park School district and a welcoming, family-friendly community, this is a rare opportunity to put down roots in a neighbourhood you'll love for years to come.