3017 3 Street SW

Calgary | Active | MLS® A2348980

$3,150,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2001**	**3,043.49 sq. ft.**

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Listed by Century 21 Masters

A closer look

Located in the highly desirable inner-city community of Roxboro, this extensively renovated family home sits on a beautifully landscaped 50' x 126' lot and offers an exceptional combination of space, function and timeless design. Thoughtfully updated throughout, the home features four bedrooms upstairs, generous living spaces and a floor plan designed for both everyday family living and entertaining. Beautiful custom masonry, stone and wood detailing create impressive curb appeal, while the covered front veranda offers a welcoming place to enjoy the morning coffee. The home features full hydronic in-floor heating on every level, including the basement, providing efficient and comfortable heat. Other features programmable, remote-controlled Hunter Douglas Duette Duolite shades in the great room, front office and primary bedroom. Additional updates include shingles replaced in 2025, as well as a sump pump and lift.

Inside, a spacious entry opens to a classic centre-hall floor plan. A large private office with French doors is positioned just off the foyer, while the inviting living room is anchored by a wood-burning fireplace. At the rear of the home, the renovated open-concept kitchen, dining and great room create the heart of the home. The chef-inspired kitchen features extensive custom cabinetry, a substantial centre island with seating, generous storage and a large pantry. Oversized windows fill the space with natural light and overlook the beautifully landscaped west-facing backyard. A spacious mudroom with built-in lockers, closets and a convenient side entrance provides excellent everyday functionality, while a powder room, additional storage and a hidden children's play area complete the main level.

Upstairs, the rare four-bedroom layout provides outstanding space for a growing family. The expansive primary retreat features custom built-ins, a large walk-in closet and a beautifully appointed ensuite with dual sinks and a soaker tub. Three additional generously sized bedrooms, two more full bathrooms and convenient upper-level laundry complete the upper floor.

The fully developed lower level offers impressive additional living space with high ceilings, a large recreation and media area, an additional bedroom, full bathroom and wet bar area, creating an ideal space for guests, teenagers or entertaining.

Outside, the landscaped west-facing backyard features a large deck with plenty of room to relax and entertain, along with a fully insulated and heated double detached garage.

Ideally positioned across from Elbow Island Park and the Elbow River, this exceptional Roxboro residence is within walking distance of schools, Calgary's extensive pathway system, the shops and restaurants of 4th Street and The Glencoe Club, offering an outstanding inner-city lifestyle in one of Calgary's most established neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348980
Bedrooms	5

Bathrooms	5
Year Built	2001
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,043.49 sq. ft.
Acreage:	No
Lot Area:	6,307 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2001 (Age: 25)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	1290AJ
Heating:	In Floor

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Den, Family Room, Gas, Mantle, Tile, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Heated Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Roxboro
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Den · 13' × 12' ·
Main Floor	Dining Room · 20'1" × 8'11" ·
Main Floor	Family Room · 17' × 13'11" ·

Main Floor	Kitchen · 24'8" × 12'5" ·
Main Floor	Living Room · 14'7" × 13'2" ·
Main Floor	Mud Room · 12' × 8'2" ·
2nd Floor	Bedroom · 15'6" × 13'4" ·
2nd Floor	Bedroom · 12' × 11'11" ·
2nd Floor	Bedroom · 13'2" × 12'5" ·
2nd Floor	Bedroom - Primary · 16'6" × 14'3" ·
2nd Floor	Walk-In Closet · 11'10" × 6'4" ·
Basement	Bedroom · 14' × 10' ·
Basement	Game Room · 35'10" × 28'2" ·
Basement	Other · 15'2" × 12'4" ·
Basement	Storage · 3' × 2'7" ·
Basement	Furnace/Utility Room · 20'4" × 15' ·
Basement	Furnace/Utility Room · 6' × 4'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3017-3-street-sw-calgary-a2348980/

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