328 3 Street NE

Calgary | Active | MLS® A2347334

$564,950









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1989**	**1,480.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

This is not your typical inner city townhome, a beautifully renovated home where soaring vaulted ceilings, a dramatic loft, and a distinctive multi level layout create a sense of character that is increasingly hard to find. From the moment you step inside, the home feels bright, open, and full of personality, with large windows, warm hardwood floors, dramatic ceiling heights, and architectural details that make every level feel unique. The main living area is centered around a stunning renovated kitchen with crisp white cabinetry, stainless steel appliances, generous storage, and an oversized island that creates a natural gathering place for everyday living and entertaining. The adjoining living room is equally impressive, anchored by a beautiful stone faced gas fireplace and framed by the vaulted ceilings and open sightlines to the loft above. Upstairs, the loft is one of the home's standout features, offering a flexible space that works perfectly as a home office, reading lounge, creative studio, or additional sitting area while overlooking the main living space below. The home also includes two generously sized bedrooms, including a spacious primary retreat, along with a beautifully renovated five piece bathroom featuring a double vanity, modern finishes, and a glass enclosed shower. Thoughtful storage, in suite laundry, a main floor powder room, private entrance, heated underground parking, and multiple outdoor living spaces add to the home's everyday functionality and versatility. Just as impressive is the location. Set in Crescent Heights, you are minutes from downtown, close to the Bow River pathway system, parks, restaurants, cafes, and everyday amenities, with easy access to some of Calgary's best inner city destinations. For buyers looking for something with more personality than a typical townhome, this home brings together character, thoughtful renovations, flexible living space, and an exceptional inner city lifestyle in a way that is hard to replicate.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347334
Bedrooms	2
Bathrooms	2
Year Built	1989
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,480.4 sq. ft.
Main Level Finished Area:	654 sq. ft.
Upper Level Finished Area:	170.2 sq. ft.
Condo Fee:	$400.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Sewer, Water
Front Exposure:	West
Unit Exposure:	West
Entry Level:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1989 (Age: 37)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8911325
Heating:	Forced Air, Natural Gas
Basement:	Other, Finished
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Garage Door Opener, Heated Garage, See Remarks, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	Bedroom TV
Restrictions:	Board Approval, Condo/Strata Approval, Pets Allowed, See Remarks
Pets Allowed:	Yes
Main Floor	Entrance · 4'6" × 3'7" ·
Main Floor	Living Room · 16'4" × 12'5" ·
Main Floor	Kitchen · 16'2" × 13'6" ·

Main Floor	Furnace/Utility Room · 6'4" × 5'8" ·
Main Floor	Storage · 6'11" × 4'2" ·
Upper Level	Bonus Room · 18'4" × 6'6" ·
Lower Level	Bedroom - Primary · 17'2" × 10'2" ·
Lower Level	Walk-In Closet · 7'1" × 2'11" ·
Lower Level	Bedroom · 15'11" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Vaulted Ceiling(s)
Exterior Features:	Balcony, Covered Courtyard, Lighting, Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Other, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/328-3-street-ne-calgary-a2347334/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.