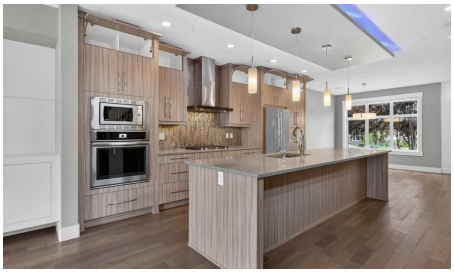
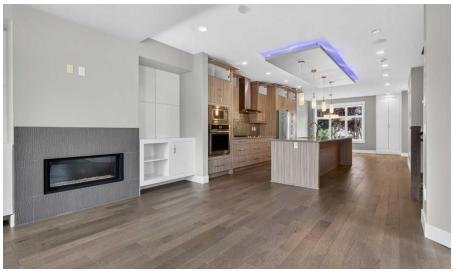
3318 Centre B Street NW

Calgary | Active | MLS® A2334289

$874,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**1,927.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Looking for a home to call your very own? Then check out this beautifully upgraded semi-detached home in the popular North Central Calgary community of Highland Park, with easy access to Centre Street to take you downtown. Available for quick possession, this fully finished 4 bedroom two storey enjoys hardwood floors & central air, sleek custom kitchen with Jenn-Air appliances, 3.5 bathrooms & fenced backyard with deck & detached 2 car garage. With its expansive 9ft ceilings & open concept design, you'll just love the main floor with its gorgeous living room with built-in cabinets & contemporary fireplace, West-facing dining room with built-in hutch & stunning modern kitchen with large centre island, full-height cabinets, granite counters & the upgraded Jenn-Air stainless steel appliances includes a built-in convection oven & gas cooktop. Head on upstairs to 3 fantastic bedrooms & 2 full bathrooms; the primary bedroom has vaulted ceilings & walk-in closet with built-ins, & the luxurious ensuite has heated tile floors & granite-topped double vanities, glass shower with body jets & jetted tub. The lower level is finished with a bedroom, bathroom & rec room with wet bar & built-in cabinets. Additional features include Rheem water tank, built-in ceiling speakers, Kinetico water softener & filter, 2nd floor laundry room with Whirlpool Duet washer & dryer, natural gas line for your BBQ on the deck & low-maintenance landscaping. A number of schools are close-by…including James Fowler, St. Joseph & École de la Rose sauvage. Confederation Park & several golf courses are all just minutes away, & with major traffic routes nearby, you have a quick commute to downtown, shopping & restaurants along the TransCanada Highway/16th Avenue, transit & so much more!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334289
Bedrooms	4
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,927.2 sq. ft.
Main Level Finished Area:	929.93 sq. ft.
Upper Level Finished Area:	997.28 sq. ft.
Below Grade Finished Area:	672.8 sq. ft.
Acreage:	No
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3674S
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Bar Fridge, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	mounted speakers on deck
Restrictions:	None Known
Main Floor	Living Room · 15'8" × 13'8" ·
Main Floor	Dining Room · 14'2" × 7'11" ·
Main Floor	Kitchen · 22' × 10'2" ·
Upper Level	Bedroom - Primary · 16'2" × 12'7" ·
Upper Level	Bedroom · 14'4" × 9'10" ·
Upper Level	Bedroom · 13'5" × 11'6" ·

Upper Level	Laundry · 8'11" × 6'4" ·
Basement	Game Room · 19'1" × 19'1" ·
Basement	Bedroom · 13'4" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3318-centre-b-street-nw-calgary-a2334289/

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