3502 3 Street NW

Calgary | Active | MLS® A2349046

$820,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2015**	**1,908 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Welcome to Highland Park! This well-appointed two-storey home offers more than 2,770 ft2 of developed living space and is sure to impress. Upgrades begin with the widened concrete walkway and continue throughout the home. The open-concept main floor features a gourmet kitchen with a gas stove, ceiling-height cabinetry with soft-close doors, under-cabinet lighting, and granite countertops. Relax in the luxurious living area, where a built-in fireplace is surrounded by a custom maple entertainment centre with space for a TV above. Upstairs, you'll find three generously sized bedrooms, a laundry room, and two five-piece bathrooms. The basement includes two additional bedrooms and kitchen cabinetry. The furnace room also features rough-in plumbing for a washer and dryer. Outside, the fully landscaped yard offers a ground-level patio and a double detached garage roughed in for in-floor heating. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349046
Bedrooms	5
Bathrooms	4
Year Built	2015
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:	1,908 sq. ft.
Main Level Finished Area:	931 sq. ft.
Upper Level Finished Area:	976 sq. ft.

Below Grade Finished Area:	864 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2015 (Age: 11)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3674S
Heating:	Boiler, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV Wallmount, BBQ
Restrictions:	None Known
Main Floor	Family Room · 20'1" × 19'4" ·
Main Floor	Dining Room · 14'5" × 6'4" ·
Main Floor	Kitchen · 15'11" × 13'8" ·
Main Floor	Living Room · 13'4" × 9'10" ·
2nd Floor	Bedroom · 11'1" × 10'4" ·
2nd Floor	Bedroom · 11'7" × 10'4" ·
2nd Floor	Bedroom - Primary · 23'3" × 12'3" ·
Basement	Bedroom · 11'3" × 9'11" ·
Basement	Bedroom · 15'3" × 7'8" ·
Basement	Game Room · 18'7" × 13'10" ·
Basement	Furnace/Utility Room · 15'8" × 7'6" ·
Basement	Walk-In Closet · 7'5" × 7'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Wired for Sound
Exterior Features:	None
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Landscaped
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/3502-3-street-nw-calgary-a2349046/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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