3714 3 Street NW

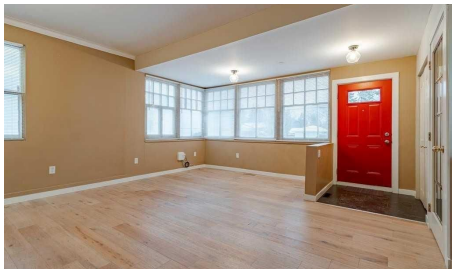
Calgary | Active | MLS® A2355377

$550,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1914**	**910.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

EXCELLENT INVESTMENT & DEVELOPMENT OPPORTUNITY IN HIGHLAND PARK! Situated on a generous 40' x 120' lot in a desirable inner-city location, this detached bungalow presents an exceptional opportunity for investors, builders, developers, or buyers looking to renovate and add value. Whether you're considering a renovation, a new custom home, or exploring future redevelopment potential, this property offers plenty of possibilities.

The main level features a bright, open-concept living and kitchen area, two spacious bedrooms, a full 4-piece bathroom, an additional 2-piece bathroom, and access to a generous front deck. The developed basement offers additional living space, two bedrooms, a 3-piece bathroom, and a private entrance.

The home has benefited from updates including cabinetry, appliances, flooring, and paint, providing a solid starting point for further improvements or renovations.

Outside, the fully fenced property features a private yard, a single detached garage, and additional rear parking with convenient back-lane access.

Located in the established community of Highland Park, this property offers excellent access to downtown Calgary, major commuter routes, schools, parks, shopping, and everyday amenities. With its substantial lot size and convenient inner-city location, this is an excellent opportunity to renovate, build new, or hold as a long-term investment, with redevelopment subject to municipal approvals. Bring your vision and explore the possibilities this property has to offer. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355377
Bedrooms	4
Bathrooms	3
Year Built	1914
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:	Bungalow
Total Living Area:	910.12 sq. ft.
Main Level Finished Area:	910.12 sq. ft.
Below Grade Finished Area:	616.27 sq. ft.
Acreage:	No
Lot Area:	4,810 sq. ft.
Lot Frontage:	40'1½"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	4
Year built:	1914 (Age: 112)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	3674S
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	See Remarks
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House

Roof:	Asphalt
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Multiple Locations
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	See Remarks
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'8" × 11'8" ·
Main Floor	Kitchen · 12'6" × 10'10" ·
Main Floor	Living Room · 16'7" × 16'4" ·
Main Floor	Pantry · 5' × 5' ·
Main Floor	Bedroom - Primary · 17'5" × 9'11" ·
Basement	Bedroom · 10'11" × 8'8" ·
Basement	Bedroom · 10'11" × 8'8" ·
Basement	Other · 14'6" × 9'11" ·
Basement	Game Room · 13'3" × 8'5" ·
Basement	Furnace/Utility Room · 6'7" × 5'11" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers, Separate Entrance
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3714-3-street-nw-calgary-a2355377/

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

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