

\$839,900 - 4012 3 Street Nw, Calgary

MLS® #A2094740

\$839,900

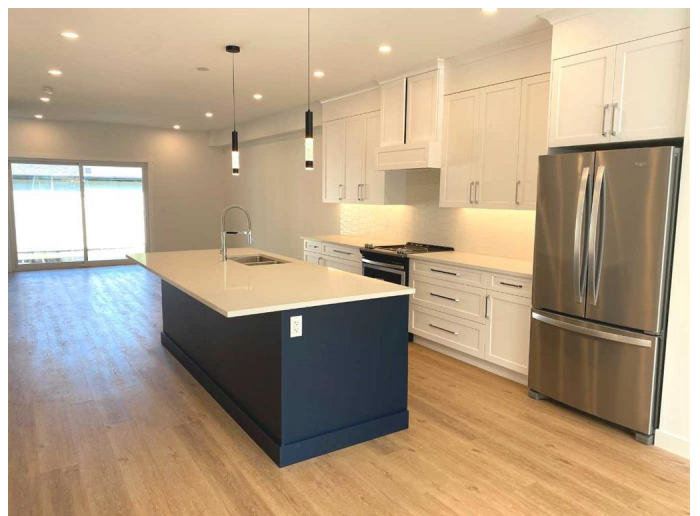
4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Brand New Semi-Detached infill with Legal Basement Suite in the Wonderful Community of Highland Park. Abundance of Natural Light on all 3 Levels. Inside this Modern Home, you'll find an open-concept Main Floor with Neutral Wide Plank Floors under 9-ft Painted Ceilings. The Front Foyer offers a convenient Closet overlooking the open Dining area with views of the West Facing Front Yard.

The Central Kitchen features Quartz Countertops set against a Contemporary Tile Backsplash with Custom Cabinetry with Soft-Close Hardware, Gas Stove, Built-in Hoodfan, Microwave and Huge Quartz Island that offers Bar Seating, perfect for Casual Dining and Entertaining. To the Rear of the Home the Great Room features a Gas Fireplace with Tile Surround to the Ceiling and a Mudroom makes this Home Floorplan great for Busy Families with Kids, Sports Gear, and Groceries in Tow. Upstairs you will find a Master Bedroom with a Walk-in Closet with Built-ins and a Lavish 5 Piece Ensuite boasting Dual Sinks, a Deep Soaker Tub, a Separate Over-sized Shower and Heated Floor. Completing this upper Level is Two Good-Sized Bedrooms, Main Bathroom and Laundry Room with Laundry Sink. In the Legal Basement Suite in the Lower Level is a Open Kitchen with Quartz Countertops, Electric Stove, full sized Refrigerator, Dishwasher & Microwave/Hoodfan. Large Living Room Area, Big Bedroom and a Conveniently located Stacked Washer and



Dryer. This Home is Close to Schools, Public Transportation, Confederation Park, Golf Course, Playgrounds and so much more.

Built in 2021

Essential Information

MLS® #	A2094740
Price	\$839,900
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,758
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4012 3 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Z8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2023
Date Sold	March 8th, 2024
Days on Market	107
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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