

\$1,749,900 - 3626 3 Street Sw, Calgary

MLS® #A2164970

\$1,749,900

4 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

Welcome home where the stylish streets of Soho New York meet PARKHILL! Detached & close to 3,000sf of living space. Built by Thelo Homes, you'll immediately notice the attention to detail and pride of craftsmanship throughout. The highest end of luxury interiors brought to you by Dwelling Interior Design. This exquisite home is an absolute SHOWSTOPPER! If you've never walked through 3rd street in Parkhill, you need to! Just steps from the gorgeous ridge overlooking Stanley Park, a private and very exclusive neighbourhood. It's not a surprise that it has been deeply loved by many residents for generations. Be part of one of the most coveted school districts in the city! Walkable to all the Elbow River paths, 4th Street in Mission, the downtown core, Stampede grounds, and entertainment district. No detail has been overlooked. Exterior features FULL BRICK masonry wrapped around the entire front elevation of the home. Custom steps that extend the full width of the construction. A luxurious window package top to bottom of the property. Step inside and you'll immediately be wowed by the 11 FOOT CEILINGS creating a grand feeling throughout. Beautiful hardwood flooring and a stylish lighting and hardware package throughout. A custom kitchen you'll love to host and entertain your friends with. Features a spacious quartz island and detailed millwork touches throughout. Custom cabinetry, custom hardware and the thoughtful design includes a



ton of functional storage space. Gorgeous custom built-in hood and backsplash design, an Integrated Jenn Air panelled refrigerator, and donâ€™t forget the WOLF 6 BURNER GAS RANGE! The back of the main level continues the same grand vibe as the front. A spacious living room encompasses the full width of the home and features a show piece gas fireplace wrapped in a custom plastered exterior faÃ§ade. Oversized sliding patio doors take you onto a private COMPOSITE DECK perfect for those summer nights. There is also a moody & stylish 2pce powder room and functionally designed mud room including built-in storage and bench. The upper level features a thoughtfully designed laundry room with built-in cabinetry and hanging space. 3 spacious bedrooms including a Primary bedroom retreat that has it all. Vaulted ceilings, floor to ceiling windows, a huge walk-in closet with custom built-in organizers. A 5pce ensuite with heated floors, dual vanities, high end plumbing fixtures, a gorgeous soaker tub, and a luxury glassed STEAM SHOWER with bench. There is also a second 4pce bath on this level. The lower level is a relaxation haven. IN-FLOOR HEAT included, spacious Rec/family room perfect for your large sectional couch to watch the latest feature film or hockey game. Built-in wet bar, and a comfortable guest room with full 4pce bath complete this level. Out back is an INSULATED & FINISHED DOUBLE GARAGE.

Built in 2024

Essential Information

MLS® #	A2164970
Price	\$1,749,900
Sold Price	\$1,725,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,963
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3626 3 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1V5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Steam Room, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 11th, 2024
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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