

\$799,900 - 3408 Centre A Street Ne, Calgary

MLS® #A2165616

\$799,900

3 Bedroom, 4.00 Bathroom, 2,003 sqft

Residential on 0.05 Acres

Highland Park, Calgary, Alberta

Welcome to this remarkable semi-detached 2-storey walkout home offering over 2,400 sq. ft. of air conditioned and beautifully designed living space in the vibrant and desirable Highland Park. This exceptional property has captured a terrific blend of sophisticated design with modern comforts for the perfect urban lifestyle. Located just minutes from downtown, this home offers easy access to everything you need while maintaining the peacefulness of suburban living. The sun filled main level features an open floor plan giving the home a bright, airy, and spacious feel. The open-concept main floor is designed for both living and entertaining, featuring 9-foot ceilings and a well-appointed kitchen complete with a massive granite island, ideal for preparing meals or gathering with friends. The kitchen is a chef's dream, with plenty of counter space and cabinetry, a premium stainless steel appliance package with a gas stove, and the adjacent dining area has ample room for a large dining table, making it perfect for hosting family & friends. The living room is an entertainer's haven, featuring a full wall of windows and access to a stunning balcony that seamlessly extends the main living area and overlooks the private & serene backyard. This outdoor space is perfect for starting your day with a quiet morning coffee or enjoying alfresco dining on warm evenings with family and friends. This peaceful retreat is an ideal spot to unwind, and the added convenience of gas BBQ hook up makes hosting summer



barbecues a breeze! Upstairs, youâ€™ll find three generously sized bedrooms, each thoughtfully designed and maximize comfort with Hunter Douglas Blinds. Two of the bedrooms with walk-in closets share a charming balconyâ€”ideal for enjoying fresh air and sun. The primary is a true retreat, complete with a spacious walk-in closet and a luxurious ensuite that features dual sinks, a soothing soaker tub, and a separate stand-up shower. This designer influenced private sanctuary is perfect for unwinding after a long day. The walkout basement continues to impress with a large recreation room that doesnâ€™t feel like a basement at all, thanks to the abundance of natural light. Whether you want a cozy movie night, a space for games, or even a home gym, this area offers endless possibilities. A wet bar makes entertaining in this space even more enjoyable, while the additional fireplace adds to the cozy ambiance. With direct access to the maintenance free backyard from the basement, this home truly embraces indoor-outdoor living at every level. Convenience is key, with a top-floor laundry room making household chores a breeze, and two cozy fireplaces adding warmth and character to both the main floor and basement. Highland Park is a thriving community that offers a perfect blend of quiet suburban life with easy access to the excitement of the city. Parks, schools, shopping, and dining all within close-proximity, this home offers not just a place to live but a lifestyle that is hard to match.

Built in 2011

Essential Information

MLS® #	A2165616
Price	\$799,900
Sold Price	\$771,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,003
Acres	0.05
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3408 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Concrete Driveway, Secured

Interior

Interior Features	Bar, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Decorative, Gas, Living Room, Basement, See Remarks, See Through
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 27th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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