

\$3,499,900 - 3025 3 Street Sw, Calgary

MLS® #A2218248

\$3,499,900

4 Bedroom, 4.00 Bathroom, 3,792 sqft

Residential on 0.14 Acres

Roxboro, Calgary, Alberta

A Roxboro Masterpiece — Luxury Living in One of Calgary's Most Prestigious Communities. Nestled on the coveted 3rd Street, this architectural masterpiece—originally custom built by McKinley Masters offers over 5,850 sq ft of meticulously developed space, crafted for those who value exceptional quality, timeless design, and seamless indoor-outdoor living. From the moment you step inside, you'll sense the uncompromising attention to detail. Rich millwork, coffered ceilings, and designer lighting set the tone, while an open-concept layout makes entertaining effortless. The heart of the home is the spectacular main living area where the living room, dining space, and state-of-the-art kitchen flow together in perfect harmony. A custom NanaWall opens fully to reveal a west-facing outdoor sanctuary designed for year-round enjoyment. Featuring IPE Brazilian hardwood decking, overhead infrared heaters, a brand-new hot tub, wood-burning fireplace with nat gas assist, and motorized privacy screens, this outdoor space transforms with the seasons—whether you're hosting summer soirées or cozy winter evenings by the fire. The chef's kitchen is a true culinary playground, outfitted with high end appliances, dual ovens, two dishwashers, wine fridge, and a butler's pantry complete with filtered water, a direct water line for your espresso machine, and hot water on demand. Whether preparing a gourmet meal or casual brunch, this kitchen



performs with style and ease. Across from the kitchen, the family room invites you to unwind beside a charming gas fireplace, while the elegant formal living room offers a more refined space for conversation or post-dinner cocktails. The main level also features a distinguished front-facing office bathed in natural light, adorned with intricate millwork is perfect for working from home in comfort and style. Ascend to the second level and discover a luxurious primary retreat designed for total relaxation. A private lounge area, coffee/wine bar with dishwasher and filtered water, heated balcony, and a walk-in closet that rivals a boutique all lead to a truly spa-inspired ensuite with a steam shower, in-floor heating, and dual vanities. Two additional bedrooms, a full bath, and a flexible office/music room that could serve as a 4th bedroom complete the upper floor. The lower level is built for entertainment and wellness. A stunning custom bar with wine fridge and dishwasher takes center stage beside a one-of-a-kind wine cellar and cold room. Shoot pool, play shuffleboard (both included), or host game day gatherings in this stylish and functional space. A full home gym adds convenience, while a spacious guest suite provides comfort for visitors. Additional Features: fully finished, heated garage with epoxy floors includes two electric car chargers and storage. Lutron home automation throughout, Sonos sound throughout, dual A/C units and furnaces, steam humidifiers, Gemstone exterior lights, irrigation, and artificial turf/low maintenance landscaping.

Built in 2005

Essential Information

MLS® #	A2218248
Price	\$3,499,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,792
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3025 3 Street Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1V2

Amenities

Parking Spaces	2
Parking	Alley Access, 220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Heated Garage, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Bookcases, Stone Counters, Double Vanity, French Door, Smart Home, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Refrigerator, Gas Range, Humidifier, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame, Stone
Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025
Days on Market 33
Zoning R-CG

Listing Details

Listing Office Charles

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