

\$1,595,800 - 3618 4 Street Sw, Calgary

MLS® #A2051084

\$1,595,800

3 Bedroom, 4.00 Bathroom, 2,819 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

Location Location Location! A truly rare find and an incredible opportunity to live on one of Calgary's most sought-after streets. Situated across from a beautiful green space and surrounded by parks and the Elbow River, this home offers outstanding views including those of the majestic mountains! Offering over 3000+ sq.ft. of total living space on 4 levels, this immaculate and stylish home has been extensively renovated using only the finest materials and workmanship, with no expense spared. The thoughtful nature of this home is a perfect fit for those looking for an awesome inner-city experience with all of the views, space, privacy and function imaginable. With a total of 3 bedrooms, 4 bathrooms, two family rooms, multiple large patios, air conditioning, 9' ceilings on main level and a triple garage this home truly ticks ALL of the boxes. The wonderfully open main floor offers an inviting foyer with great storage areas, an elegant & cozy living room with gas fireplace overlooking the park, limestone floors, a spacious and bright chef-inspired kitchen that includes high-end custom cabinetry, stunning Palomino quartz countertops, top-notch appliances including a Sub-Zero side by side fridge/freezer, 48" Thermador Professional range and matching hood, Bosch dishwasher and a large corner pantry. Open to the kitchen is a large dining area which leads to a large back deck and private backyard with fire pit, perfect for those who love to entertain family and friends outdoors. The front living room



overlooks the private courtyard and green space making it a perfect place to relax after a busy day. The powder room is a true showstopper and features incredible custom walnut millwork. All of the doors in this home are solid maple and have Emtek hardware which is another example of superior workmanship found throughout the entire home. On the second level you will be captivated by the spacious master retreat with a spa-inspired ensuite equipped with Kohler, Grohe and Toto bathroom fixtures, a steam shower, soaker tub and absolutely gorgeous custom walk-in closet with built-in cabinetry. The third floor is truly exceptional and features a large bedroom with walk-in closet that would also make for a great home office, a 3 piece bath, a built-in kitchen (with bar fridge and dishwasher), a bright and inviting family room with a gas fireplace, pool table and expansive deck facing west showcasing spectacular mountain views. The basement offers a private gym, tons of storage space and a rare triple garage which holds three full-sized vehicles. This home is a perfect fit for those looking for a more lock-and-go lifestyle as it offers beautiful low maintenance landscaping and absolutely no condo fees. Only a 5-minute walk to trendy 4th Street and less than a minute to the river pathways. The home is a walk-in ready gem!

Built in 1999

Essential Information

MLS® #	A2051084
Price	\$1,595,800
Sold Price	\$1,575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,819

Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	3618 4 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1Y2

Amenities

Parking Spaces	5
Parking	Driveway, Enclosed, Garage Door Opener, Heated Garage, On Street, Paved, Secured, Side By Side, Tandem, Triple Garage Attached
Waterfront	See Remarks

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s)
Appliances	Dishwasher, Garburator, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone, Tile
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	City Lot, Cul-De-Sac, Low Maintenance Landscape, Level, Rectangular Lot, See Remarks, Views
Roof	Membrane

Construction	Other, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2023
Date Sold	October 20th, 2023
Days on Market	147
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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