

\$1,185,000 - 3615 3 Street Sw, Calgary

MLS® #A2084038

\$1,185,000

4 Bedroom, 4.00 Bathroom, 2,466 sqft

Residential on 0.14 Acres

Parkhill, Calgary, Alberta

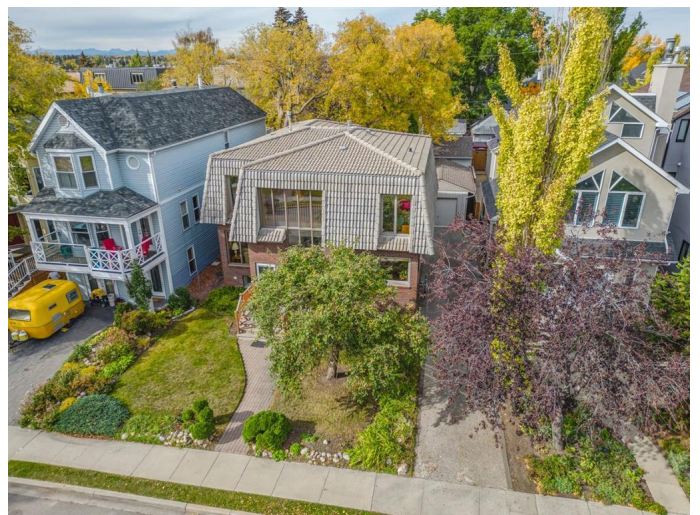
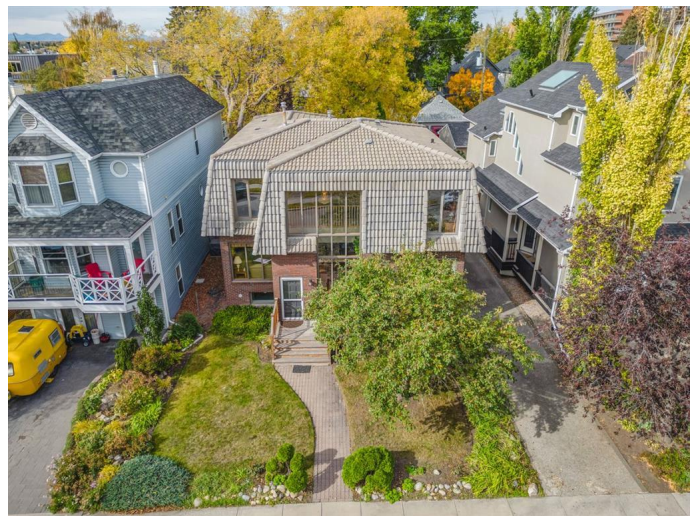
*Open House - Saturday October 22, 2023 -
12PM-3PM*

Nestled within the prestigious Parkhill community, this stunning executive home is a testament to timeless elegance and meticulous craftsmanship. With a captivating blend of brick and cedar exterior, a concrete tile roof, and professionally landscaped grounds, this residence exudes curb appeal that will leave a lasting impression.

As you approach this architectural gem, the enchanting backyard oasis immediately catches your eye. Picture yourself enjoying evenings gathered around the fire pit with loved ones, surrounded by lush greenery and a beautifully manicured lawn.

Step inside, and you'll be greeted by an abundance of natural light pouring in through large floor-to-ceiling windows, casting a warm glow onto the rich hardwood floors that grace the main level. The open and spacious layout seamlessly connects the large kitchen to the inviting living room, where a gas fireplace and built-in shelving create a cozy ambiance.

The heart of any home, the kitchen here is a chef's dream come true. It boasts ample counter space and custom cabinetry, making it a hub for culinary creativity and entertaining guests.



Escape to the tranquility of the master bedroom, which overlooks the lush garden. This spacious retreat features a lavish 5-piece ensuite, complete with a spa-like soaking tub, a separate shower, and dual sinks. Additionally, a generously-sized walk-in closet ensures you have all the space you need to organize your wardrobe. A total of 3 bedrooms completes the upper level with 2 full washrooms.

This home offers even more with a fully permitted illegal basement suite, with 1 bedroom and 1 full washroom, featuring large windows, providing a versatile space that can serve as a rental unit or additional living quarters for extended family members.

The pride of ownership shines through in every detail of this residence. It has been meticulously maintained and cared for, ensuring that it is ready to welcome its new owners with open arms.

Car enthusiasts and those with a penchant for workshop space will appreciate the large insulated double garage and an additional single garage, thoughtfully equipped with insulation and heating. The expansive concrete driveway offers ample parking, and convenient alley access adds to the practicality of this offering.

In the heart of the Parkhill community, this executive home offers a harmonious blend of luxury, comfort, and functionality. It's an opportunity to experience the finest in Calgary living. Don't miss your chance to make this exquisite property your new home sweet home. Contact us today to schedule a private showing and discover the lifestyle that awaits you in Parkhill. Things to consider when living in Parkhill: Proximity to downtown, Scenic Natural Beauty, Heritage Charm, Great

Schools, Cafes & Dining, Community Spirit,
Recreational Opportunities, Access to
Amenities, Safe & Peaceful Environment,
Investment Potential.

Built in 1967

Essential Information

MLS® #	A2084038
Price	\$1,185,000
Sold Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,466
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3615 3 Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1V6

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Oversized, Side By Side, Single Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier,
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Appliances	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Interior Lot, Landscaped, Level, Private, Rectangular Lot
Roof	Concrete
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	November 7th, 2023
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX COMPLETE REALTY
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