

\$779,900 - 3423 1 Street Nw, Calgary

MLS® #A2089020

\$779,900

4 Bedroom, 3.00 Bathroom, 1,602 sqft
Residential on 0.12 Acres

Highland Park, Calgary, Alberta

"Welcome to this classic, iconic house located in a highly sought-after area. This custom-built contemporary 2-storey home sits on a corner lot and boasts stunning curb appeal with beautifully landscaped grounds. The exterior upgrades, including extensive front concrete sidewalks, a new roof, and windows, showcase the pride of ownership and attention to detail. 1601.76 square feet above ground!

Step inside and experience the open floor plan on the main level, where the heart of the home awaits. The custom-designed kitchen by Myrna Harvey is a true standout, featuring concrete countertops, a built-in gas range, and an abundance of cupboards. The unique touches of a hammered copper sink and hood fan, meticulously completed by artist Alexander Caldwell, add a touch of artistry and make this kitchen truly one-of-a-kind.

Upstairs, you'll find two bedrooms that offer comfort and tranquility. The real showstopper is the incredible 5-piece bathroom spa room, exuding relaxation and luxury. Open the doors to reveal a private terrace, where you can unwind and enjoy your own personal oasis.

The lower level of this home offers even more space and functionality for your lifestyle. A cozy family room, two additional bedrooms, and a convenient 3-piece bathroom with a steam shower provide ample room for entertainment, relaxation and accommodation



needs.

Although the heated garage is currently utilized as a studio space, it can easily be converted back to its original purpose if desired. This flexibility adds versatility to the property and caters to different preferences.

Many custom built-ins with elegant glass shelving throughout the house further enhance the aesthetic appeal and provide practical storage solutions.

Don't miss out on the opportunity to own this exceptional home that uniquely combines contemporary design, thoughtful upgrades, and striking features. Whether you're in search of a private retreat or a space to entertain family and friends, this house truly has it all. Schedule a showing today to experience its beauty firsthand!"

Built in 1950

Essential Information

MLS® #	A2089020
Price	\$779,900
Sold Price	\$821,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.12
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3423 1 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0W5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Side, Heated Garage, See Remarks

Interior

Interior Features	Built-in Features, Closet Organizers, French Door, Open Floorplan, See Remarks, Soaking Tub, Steam Room
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Native Plants, See Remarks
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 30th, 2023
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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