

\$850,000 - 3806 1 Street Sw, Calgary

MLS® #A2091120

\$850,000

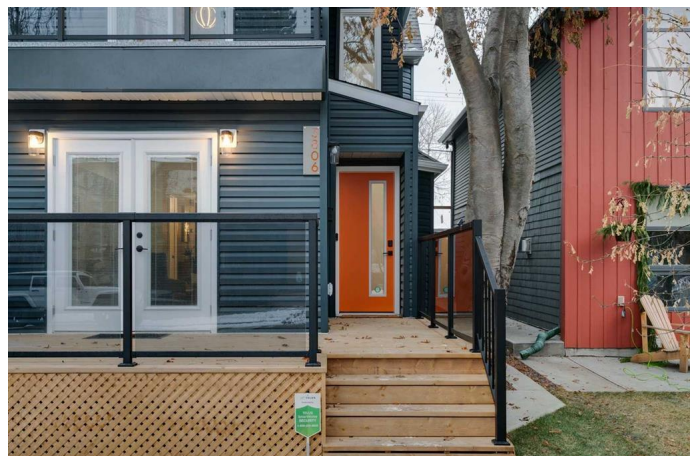
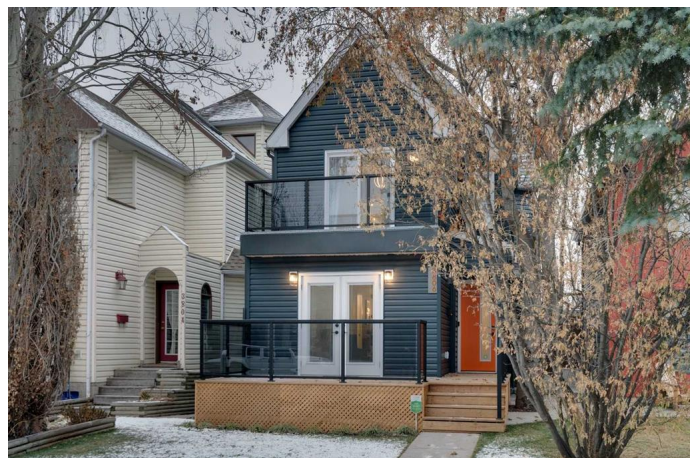
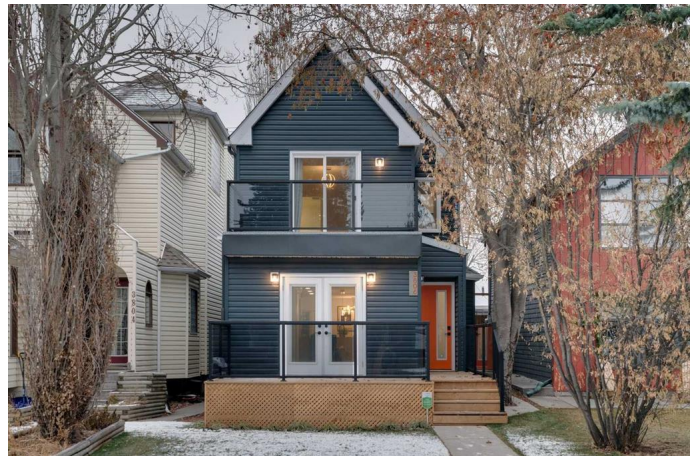
3 Bedroom, 4.00 Bathroom, 1,631 sqft
Residential on 0.06 Acres

Parkhill, Calgary, Alberta

Welcome home to 3806 1 Street SW, located in one of Calgary's most prominent central communities, Parkhill. This newly renovated home boasts an expansive 2,300 square feet of developed living space, spanning across two and a half stories that have been meticulously updated and redesigned including a fully finished basement.

As you step inside you are greeted by a grand vaulted foyer, a bright living area and an open floor plan complemented with white oak flooring and designer light fixtures. The kitchen connects the main floor layout with custom floor-to-ceiling cabinetry, top-of-the-line appliances, and granite countertops laid over a nine ft island that flows seamlessly into the dining area. Here you will find a cozy wood-burning fireplace and picturesque views of your dreamy low-maintenance backyard. The main level is rounded out by an elegant two-piece bathroom and living room with french doors leading to your front porch.

The upper level is bathed in natural light, with a generously sized primary suite that includes towering ceilings, ample divided closet space, and a luxurious ensuite bathroom with spacious modern shower enclosed in 10 mm glass. A second bedroom, a beautifully



updated bathroom, and a loft-style den, home office space, or potential fourth bedroom complete the upper story.

The lower level is designed for entertainment and relaxation, offering a flexible room for games or a home gym, a three-piece bathroom, an additional large bedroom, plus laundry facilities and extra storage space.

This home is conveniently located with quick access to all of the amenities of downtown, walking paths, Stanley Park, schools, playgrounds and so much more. 3806 is modern living in a neighbourhood filled with character, it's tastefully updated, thoroughly well-kept, and move-in ready. So book your viewings today!

Built in 1989

Essential Information

MLS® #	A2091120
Price	\$850,000
Sold Price	\$890,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,631
Acres	0.06
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	3806 1 Street Sw
Subdivision	Parkhill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 15th, 2023
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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