

\$1,198,000 - 3612 1a Street Sw, Calgary

MLS® #A2112414

\$1,198,000

3 Bedroom, 4.00 Bathroom, 2,046 sqft

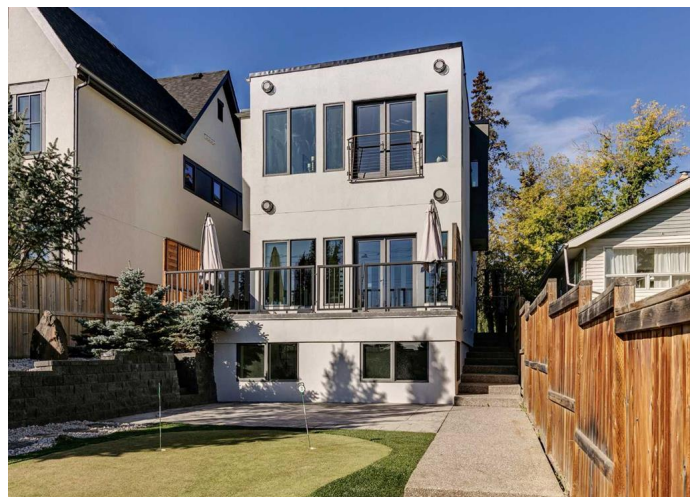
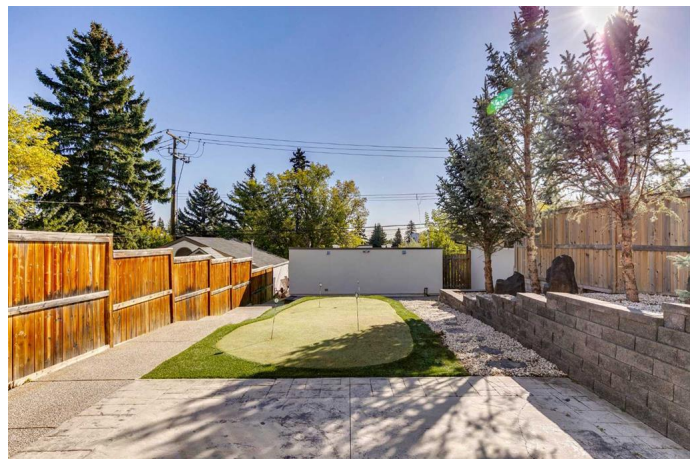
Residential on 0.11 Acres

Parkhill, Calgary, Alberta

PROPERTY IS CONDITIONALLY SOLD.

Great value in popular Parkhill! Detached home on large lot, quiet location and in one of the best school districts in the inner-city. Walk to the end of the block where a park overlooks the valley and steps take you down to the Elbow River pathway system. This contemporary-style family home was custom-built with many substantial and recent updates. 3124 square feet of development with 3 bedrooms up and fully developed lower level. High ceilings and huge windows create a spacious and light-filled interior. Large living room features double-sided fireplace and sliding doors out to the rear terrace overlooking the huge yard. Generous dining area can comfortably seat 10 or more.

Extensive chef's kitchen offers an 8-burner gas stove with 2 ovens (1 convection), new glass-front fridge, raised dishwasher, massive island, stone counters, stainless farmhouse sink, solid maple cabinetry and corner walk-in pantry. Private den-office off the front entry. Sculptural open-riser staircase to the upper level. Massive primary suite is luxuriously large with huge view windows, Juliet balcony, walk-in closet and a truly spa-like 5-piece ensuite (steam shower and double-sided fireplace). 2 additional bedrooms, full bath and balcony complete the upper level. The lower level holds a sprawling rec-room with wet bar and stairway up to the living room, fitness room with rubber floor (could be 4th bedroom), full bath, 2nd office and excellent



storage. The oversized 164â€™™ deep lot allows for a great rear yard with unlimited potential. Oversized and heated garage off the paved alley. New membrane roof on the house in 2023. Close to walking and bike paths, the 4th Street Village with endless shops and amenities, and minutes to downtown. Rideau Park School serves K-9 and in boundary for sought-after Western Canada High School. Quick possession available.

Built in 2008

Essential Information

MLS® #	A2112414
Price	\$1,198,000
Sold Price	\$1,188,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3612 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R5

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached
---------	------------------------

Interior

Interior Features	Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Membrane
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 20th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.