

\$599,900 - 3611 1 Street Ne, Calgary

MLS® #A2114442

\$599,900

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Residential on 0.11 Acres

Highland Park, Calgary, Alberta

Welcome to 3611 1 St NE, in the heart of Highland Park. This property presents a prime opportunity for developers or investors. With R-C2 zoning, it's well-suited for redevelopment, especially with the potential to add a suite to the walk-out basement (check city of Calgary guidelines regarding suite eligibility and legality). The front walk-out design makes it ideal for a separate living area, with ample natural light and convenient access to both the lower and main level. It's also a great option for someone who wants to buy and live in, or wants to hold it for future development. The upper living area boasts two bedrooms, a luxurious spa-like bathroom featuring a separate double soaker tub and glassed-in shower. The east-facing balcony offers great views, and the recently remodeled kitchen adds to the property's allure. Priced at under \$600,000.00, this single-family detached home presents a rare find in a market where such opportunities are scarce. With the community undergoing significant transformation, this property holds immense potential for the savvy investor or developer. For more info, the 360 virtual tour, and floor plans, click the links below.

Built in 1968

Essential Information

MLS® # A2114442

Price \$599,900



Sold Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,146
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3611 1 Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3C8

Amenities

Parking Spaces	2
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Jetted Tub, Laminate Counters, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2024
Date Sold April 11th, 2024
Days on Market 28
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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