

\$1,850,000 - 3017 3 Street Sw, Calgary

MLS® #A2117619

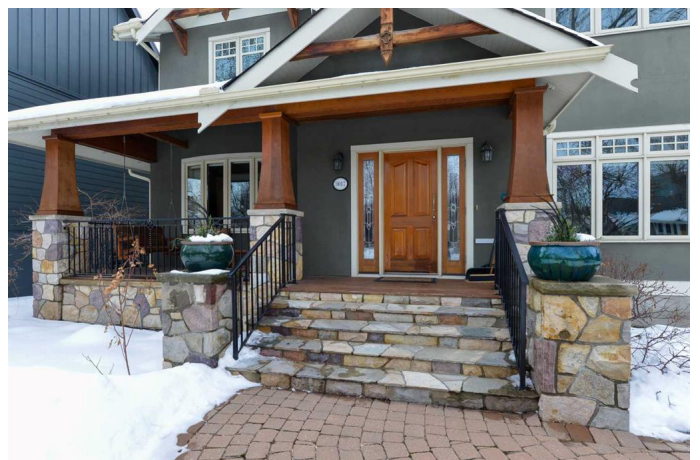
\$1,850,000

4 Bedroom, 3.00 Bathroom, 3,041 sqft

Residential on 0.14 Acres

Roxboro, Calgary, Alberta

Located in the highly desirable inner-city community of Roxboro, this stunning 4 bedroom up custom built home on a 50X126 lot offers an excellent floor plan thoughtfully designed for a family. Stunning custom masonry with wood and stone pillars leads to a welcoming veranda with swing and seating area for morning coffee. The heated tile floor at the spacious front entry opens to the center hall floor plan with a massive office on the right featuring French doors for privacy, and a fabulous living room with wood burning fireplace. A huge custom-built open concept chef's kitchen with large dining area and family room is located at the back of the house. Custom cabinetry and built in shelving, along with a large island for serving and eating, numerous built in cabinets, a huge pantry, a built in desk with custom stained glass, custom glass cabinetry, and a tiny pop up children's table are a few of the additions featured in this well designed kitchen with granite counters, and stainless steel high end appliances. The family room and dining area are just off the kitchen and overlook the huge beautifully landscaped WEST facing backyard. A massive mudroom with lockers, closets, and a side entry along with a sizeable powder room, additional storage closet and a secret children's Harry Potter play area complete the main level. The upper level offers 4 very large bedrooms and upper laundry. The huge Primary bedroom features custom-built cabinetry, a large ensuite with steam shower,



double sinks, and soaker tub, a sizeable walk-in closet with secret storage space and a built-in ironing board, along with high ceilings with recessed lighting. Three additional large bedrooms, an additional full bathroom, and upper laundry complete this level. The beautifully landscaped backyard with large upper deck leads to the double car garage. The basement with high ceilings has roughed in electrical and plumbing for a bathroom and is ready for your preferred design. This exceptionally well-located property is within easy walking distance to excellent schools, Calgary's bike pathway system, trendy 4th street shops and restaurants, The Glencoe Club and across the street from Elbow Island Park and Bow River fish habitat.

Built in 2001

Essential Information

MLS® #	A2117619
Price	\$1,850,000
Sold Price	\$1,800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,041
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3017 3 Street Sw
Subdivision	Roxboro
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 1V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, French Door, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	May 9th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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