

\$599,900 - 3507 1 Street Ne, Calgary

MLS® #A2122488

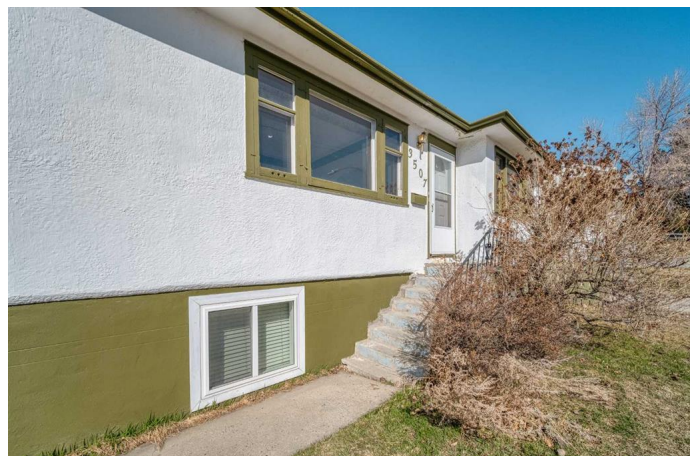
\$599,900

3 Bedroom, 2.00 Bathroom, 822 sqft

Residential on 0.11 Acres

Highland Park, Calgary, Alberta

Amazing Opportunity and Rare Find! This Terrific Inner-City Bungalow located in Highland Park sits on a good-sized 50-foot lot, with the potential to Redevelop as a Duplex in the future if Desired! Excellent Value for a good-sized lot under \$600,000! This well-maintained property is clean and bright. The main floor features large bright windows with a generous Living Room and Dining area near the Kitchen. The updated Spacious Kitchen includes an Eating Bar, updated ample storage and countertop space, two good-sized bedrooms, and a 4pc bathroom. A perfect setup to live downstairs. The legal basement suite features large bright windows with separate entrances, a generous open living area, a kitchen, one bedroom, one full washroom, and a shared laundry, perfect for living upstairs and renting out the Basement for Extra Income. The Landscaped Backyard has a Wonderful Deck and Firepit, Private outdoor space with mature trees, and a west-facing backyard -Perfect for Entertaining your Family and Friends! This property also includes a Single Detached Garage with additional Storage. the home also features a newer furnace, hot water tank, and newer roofing (2021). Convenient Location: Minutes to downtown, 1 minute to Bus 03/ Bus 301(BRT) and Tim Hortons on Centre Street. Convenient access to Deerfoot trail, Airport, SAIT, University of Calgary, and many more amenities. Also, preschool, elementary school, and high school are nearby. Property is EASY



TO SHOW on the WEEKEND. Do not Miss
this Rare Opportunity to Own in the Inner City
for under \$600K!

Built in 1948

Essential Information

MLS® #	A2122488
Price	\$599,900
Sold Price	\$588,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.11
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3507 1 Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3C8

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 21st, 2024
Days on Market	39
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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