

\$749,900 - 3808 1 Street Sw, Calgary

MLS® #A2128296

\$749,900

3 Bedroom, 4.00 Bathroom, 1,135 sqft
Residential on 0.06 Acres

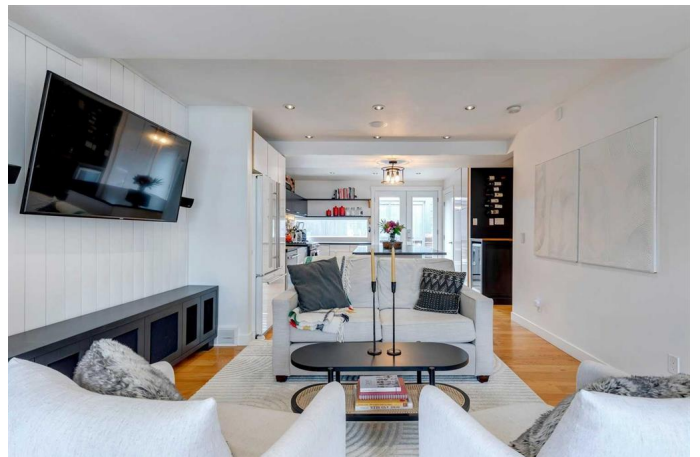
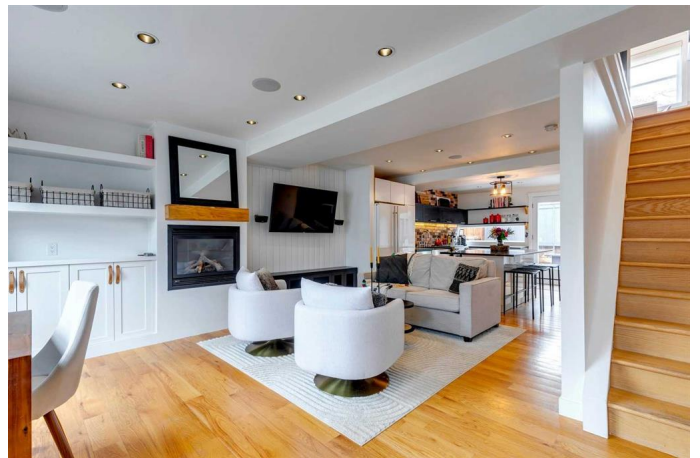
Parkhill, Calgary, Alberta

Meet Perry! Immerse yourself in timeless character combined with modern sophistication in this renovated farmhouse in Parkhill. As you enter the home, the bright living room welcomes you with a gas fireplace, custom wood mantle, built-ins, and a sitting/TV area with speakers.

The journey continues into the kitchen, a true masterpiece of design and functionality featuring a large central island, chic exposed brick accent wall, a gas stove (2021), a new dishwasher (2022), and plenty of storage. Adjacent to the kitchen, entertain with ease at the custom bar complete with a bar fridge and wine rack. Completing the main floor is a nature-inspired half-bathroom.

Ascend to the second level where youâ€™ll find vaulted ceilings, new pot lights, added insulation, and built-in speakers. This level features two well-appointed bedrooms and a versatile den, perfect for an office space or cozy reading nook. The primary bedroom has a large walk-in closet, a full ensuite with heated floors, and a barn door. The second bedroom features a secret loft, offering a unique retreat within the home. Additionally, thereâ€™s a full bathroom with heated floors on the second level.

The basement offers additional living space with a recreation room that includes a media area with surround sound. Thereâ€™s also a



full bathroom and a bedroom. Youâ€™ll also find a tankless hot water heater, and youâ€™ll stay cozy in the winter with in-floor heating throughout the basement.

Step outside through your new French doors to discover a private deck/outdoor space, a large storage shed, a new fence (north side), and a spacious parking pad for a vehicle or RV.

Situated within walking distance to Princess Obolensky Park, Elbow River Pathway, and the vibrant Mission district, this home is not just a residence but a gateway to a luxurious lifestyle, blending the allure of nature with urban conveniences.

Built in 1912

Essential Information

MLS® #	A2128296
Price	\$749,900
Sold Price	\$830,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,135
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3808 1 Street Sw
Subdivision	Parkhill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 1R3

Amenities

Parking Spaces	1
Parking	Oversized, Parking Pad, Paved, Stall

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Renzo Real Estate Inc.
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