

\$880,000 - 3818 1 Street Nw, Calgary

MLS® #A2130838

\$880,000

4 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Welcome to this charming 1998-built bungalow with a legal basement suite, situated on a 50' x 120' lot on a quiet street in Highland Park, a sought-after Inner City community! Featuring 4 bedrooms and 2 bathrooms, this home is ideal for downsizing while generating cash flow from the suite. As you step into this well-crafted bungalow, you'll notice the superior craftsmanship in every detail. The spacious knock-down vaulted ceiling allows plenty of natural light to flood the wide-open concept living space, encompassing the living room, dining room, and kitchen. With three skylights, the main floor feels bright and inviting. The main floor also includes two good-sized bedrooms and a full bath. The fantastic kitchen is perfect for those who love to host, featuring a large island, granite countertops, and custom-built Maple kitchen cabinets. The appliance package includes a gas cooktop (2023), dishwasher, range, microwave, and fridge. Downstairs, you'll find a fully registered, legal basement suite that exudes sophistication. It boasts modern cabinetry, quartz countertops, and an impressive appliance package. Designed for both comfort and style, the legal suite includes a spacious living area, an intimate eating nook off the kitchen, and two large bedrooms. Residents will appreciate the separate laundry facility and high-end bathrooms with quartz counters and Sierra Stone and laminate flooring. This energy-efficient home includes a newer shingle roof (2016), large newer windows



(2016), Viessman in-floor hydronic heating throughout both levels, and a Honeywell Fresh Air Ventilation System. Parking is ample with an oversized double detached heated garage, complete with an extra office/workshop, and space for 2 RVs with exposed aggregate parking pads. The large, low-maintenance rear deck is perfect for entertaining. Consider the future value of this holding property, located on R-C2 double lots. Don't miss your chance—schedule a visit and see this wonderful home in person!

Built in 1998

Essential Information

MLS® #	A2130838
Price	\$880,000
Sold Price	\$848,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3818 1 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0W8

Amenities

Parking Spaces	6
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Parking	Additional Parking, Double Garage Detached, Heated Garage, Off Street, Parking Pad, RV Carport
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Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, Natural Gas, Zoned
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Playground
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2024
Date Sold	June 25th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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