

\$749,900 - 3803 1 Street Nw, Calgary

MLS® #A2130881

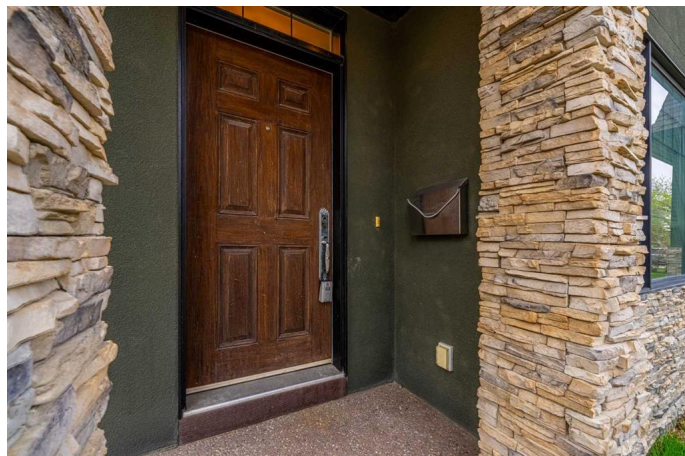
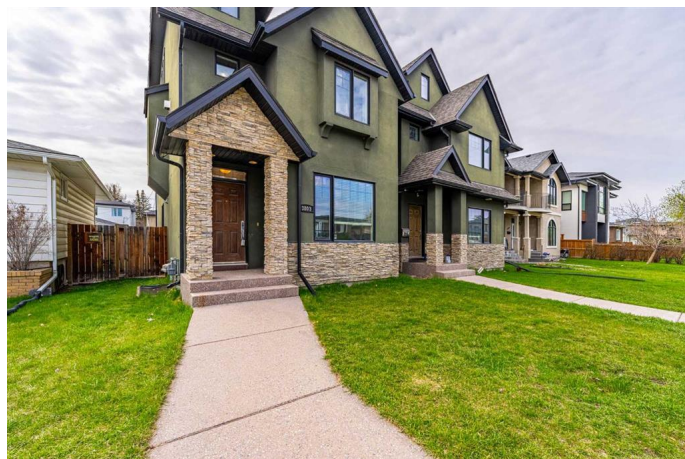
\$749,900

4 Bedroom, 5.00 Bathroom, 2,598 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Here is your chance to own an impressive home in the inner-city community of Highland Park on a quiet street with a sunny west facing backyard. This home has been thoughtfully designed, making great use of all 3,445 square feet of living space, with 3 floors plus a finished basement. Freshly painted from top to bottom and brand-new carpet in the lower level. Quality all around. Hardwood floors throughout most of the home, solid wood doors, plenty of storage. The main floor has a large entrance with a versatile space for an office, additional living room or whatever your needs are, a large open concept floor plan is perfect for entertaining. Host family and friends with this lovely kitchen with granite countertops, plenty of cabinet space and best of all a large walk-in pantry. The second floor has a luxurious primary ensuite with a generous walk-in closet, large shower and soaker tub, dual vanities with the addition of a gas fireplace, 2 more bedrooms, main bathroom and laundry room complete this floor. The 3rd floor has far too many potential uses to list. It features a wet bar, tons of storage, multiple sky lights and a half bathroom. Even the basement doesn't disappoint, offering yet another open area for family gatherings, a fourth bedroom, and a full bathroom. Great sized backyard for an inner-city home, durable composite decking, west exposure, single car garage with a workshop and an additional parking pad beside. Located next to parks, schools,



shopping, and major roadways allowing easy access to downtown. Overall, this home offers a combination of comfort, functionality, and convenience and won't last long in this market.

Built in 2006

Essential Information

MLS® #	A2130881
Price	\$749,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,598
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	3803 1 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0W9

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Bar, Pantry, Skylight(s), Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 17th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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