

\$1,795,000 - 3229 2 Street Sw, Calgary

MLS® #A2132756

\$1,795,000

4 Bedroom, 5.00 Bathroom, 3,177 sqft

Residential on 0.18 Acres

Roxboro, Calgary, Alberta

This lovely executive family home is situated on a quiet, tree-lined street in the heart of historic Roxboro, next to a natural wood reserve. Featuring over 4,855 sq. ft of living space on 3 levels and 4 bedrooms, this home is sure to please any growing family. The beautiful landscaping and front veranda welcome you into this lovely home and showcases a bright main floor plan including formal living and dining areas. The sunken living room with vaulted ceilings, gas fireplace and floor to ceiling windows offers a perfect entertaining space with direct access into the kitchen and dining area. The oversized, bright kitchen includes ample storage and counter space, two tiered island with built-in wine storage plus a breakfast nook area with a sliding door to a deck plus back and side yards. The office and den space are both perfect for a home office or can be used as additional living areas. Additionally, there is a mud/laundry room with direct access to the attached garage plus a 2 piece main bath. The upper level includes 4 bedrooms including the master suite complete with a large walk-in closet and 5 piece ensuite with a jetted tub and separate shower. Bedroom 2 with a 3 piece ensuite – perfect for any teenager! Plus 2 additional bedrooms each with ample storage space and share a 5 piece main bath. The fully developed lower level with high ceilings boasts a large recreation room, theater/flex room, plus another family room and 3 piece guest bath. With the amount of



space available, the lower level can easily accommodate another bedroom. Additional features include a insulated and drywalled double attached garage with paved lane access and newer shingles. This family home offers unparalleled convenience, being just steps away from the vibrant shops and amenities of 4th Street and 17th Avenue. Renowned schools such as Rideau Park School, Western Canada, and St. Mary's are within a short walking distance, making it an ideal choice for families. Do not miss this exceptional opportunity to own a home that seamlessly combines inner city living, convenience, and traditional design in a highly sought-after location near amenities and the picturesque Elbow River.

Built in 1992

Essential Information

MLS® #	A2132756
Price	\$1,795,000
Sold Price	\$1,975,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,177
Acres	0.18
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3229 2 Street Sw
Subdivision	Roxboro
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 1T5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 27th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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