

\$1,599,999 - 3206 3 Street Sw, Calgary

MLS® #A2141657

\$1,599,999

4 Bedroom, 4.00 Bathroom, 1,941 sqft

Residential on 0.14 Acres

Roxboro, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 22,
2-430PM.

Welcome to your new home in the coveted neighbourhood of Roxboro! This sunny, fully updated 1932 home features 4 bedrooms, 3.5 bathrooms, is situated on a 50x125 foot and has one of the best backyard spaces youâ€™™ ever see. The one and a half storey home is highlighted by the Rectangle designed kitchen space with Carrera Marble countertops, Miele appliances, including a coffee/espresso machine that is connected to the Kinetico water system, a two-zone wine refrigerator, a wall oven and steam oven, gas cooktop with hood fan, and a refrigerator. A brand-new Blanco granite kitchen sink with filtered water tap was installed in 2023. Cabinet space is plentiful in this stunning kitchen which also has under-cabinet lighting. A well-designed dining nook is located adjacent to the kitchen and fits ideally in its place. Sightlines from the kitchen to the family room, highlighted by one of two gas fireplaces in the home, are ideal and the back of the home is well lit by a skylight and a big bay window. In-floor heating lines the boot room and half bathroom, off the back entry of the home. The primary bedroom is located down the hall from the kitchen. With an enormous California Closet designed walk-in closet, and beautiful 4-piece ensuite with in-floor heating, this idyllic retreat gives separation from the rest of the home with the convenience of everything close by to the main bedroom. A front living room, which could



be converted into a dining room for eating areas finish off the main level. Upstairs youâ€™ll find two adorable bedrooms and a full 3-piece bathroom equipped with in-floor heating. Go downstairs where you have a dedicated laundry room, with lots of storage, which is a theme in this property. The 4th bedroom is spacious and features a walk-in closet and desk nook. The recreation room is the perfect spot to unwind after a long day while a convenient 3rd full bathroom is around the corner. One of the coolest parts of the home is a custom wine cellar hidden between the rec room and bedroom â€“ it can hold over 200 bottles!

The house features updated windows, on-demand water tank, Kinetico Water Softener System, custom window coverings, over height doors, and Central Air Conditioning (2022). The property is also equipped with a back flow preventer valve and sump pump and experienced no overland flooding in the 2013 flood.

Step out the back door to the expansive backyard with new composite decking, concrete paving stone, a gas powered firepit, and gas BBQ (all included). Landscaping lamps line the patio and around the fire pit. A low maintenance yard is completed by a single detached garage which backs out onto the paved alleyway.

Walking distance to Mission, 17th Avenue, Downtown Calgary, the Calgary Stampede grounds, and the Glencoe Club. Located within the Rideau school district (elementary and junior high). Steps away from the Elbow River pathway system and blocks from the Rideau/Roxboro community association.

Built in 1932

Essential Information

MLS® #

A2141657

Price	\$1,599,999
Sold Price	\$1,610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.14
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	3206 3 Street Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1V3

Amenities

Parking Spaces	1
Parking	Garage Faces Rear, Off Street, Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Few Trees, Lawn, Landscaped, Rectangular Lot, See Remarks
Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 25th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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