

\$750,000 - 3915 1 Street Nw, Calgary

MLS® #A2142824

\$750,000

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.07 Acres

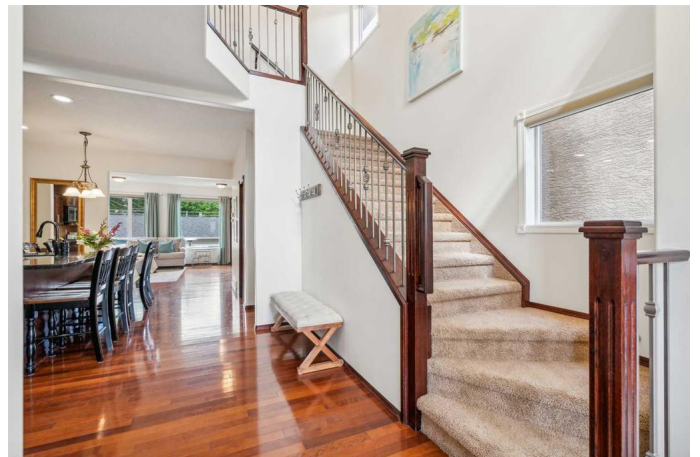
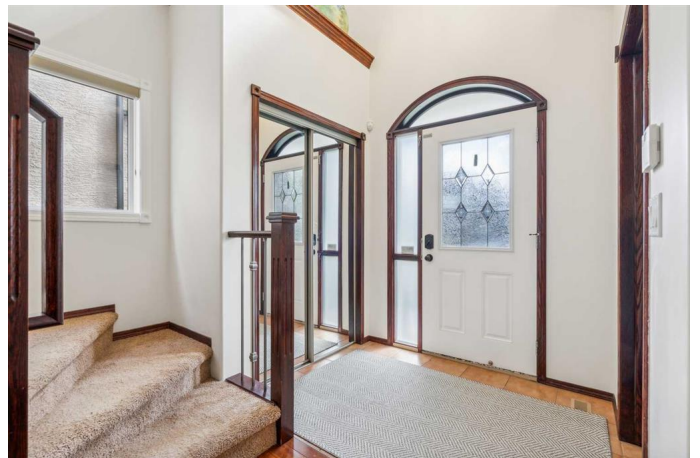
Highland Park, Calgary, Alberta

Open House: Saturday, June 22, 1pm-4pm

Welcome to your dream home! This impeccably maintained family residence invites you in with soaring ceilings and a grand staircase. At the front of the home, you'll find a versatile space that can serve as a home office or formal dining room.

The large kitchen is a chef's delight, featuring newer appliances from 2018, including a gas range and a whisper-quiet Bosch dishwasher. Granite countertops extend to provide additional bar seating, while a coffee bar offers extra convenience. A walk-in pantry provides ample storage. Hardwood floors unify the open-concept main floor, which boasts 9-foot ceilings for an airy, spacious feel.

The expansive living room, measuring 19 feet wide, offers custom built-ins on either side of the gas fireplace and features two large windows overlooking the generous backyard. The fully developed lower level includes tall ceilings, it's an inviting space that's well-lit from the natural light from large windows. It houses a full bathroom and a large fourth bedroom, perfect for guests or a growing family. The furnace room doubles as excellent storage and includes a new hot water tank (2024) and a water softener. Upstairs, you'll find the conveniently located laundry room and three generously sized bedrooms, all the window coverings in the bedrooms include



custom bottom-up black out blinds and both of the kids rooms are oversized and have built-in desks. The primary bedroom is a true retreat, featuring a large walk-in closet and an ensuite bathroom with a jetted tub and a walk-in shower. This home has central a/c so all the west facing windows allow the light to shine in and your home will stay cool throughout the summer season. The west-facing, large inner-city yard is fully fenced and offers both an upper and lower deck, perfect for outdoor entertaining. The double garage is fully insulated and drywalled and includes exceptional shelving, ensuring your storage needs are met and your life stays organized. Be sure to watch the Virtual Tour! This home is a 4-minute drive to Confederation Park and a 10-minute drive into the downtown core.

Don't miss the opportunity to make this exceptional pet-free, smoke free property your new home. Join us at the open house on Saturday, June 22, from 1pm to 4pm.

Built in 2007

Essential Information

MLS® #	A2142824
Price	\$750,000
Sold Price	\$760,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3915 1 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 26th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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