

\$1,499,900 - 3218 3 Street Sw, Calgary

MLS® #A2143935

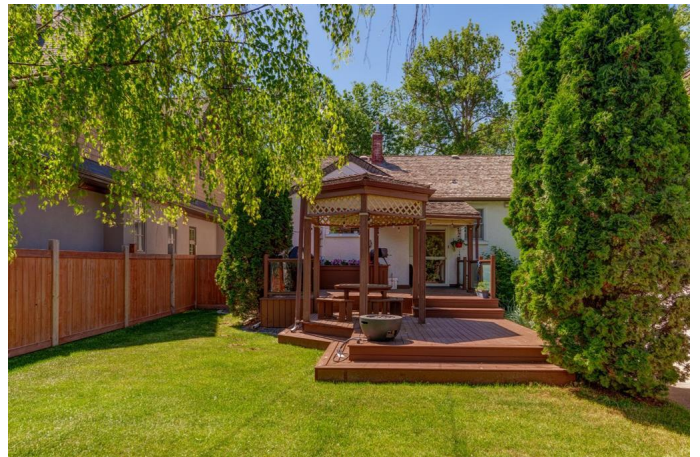
\$1,499,900

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.14 Acres

Roxboro, Calgary, Alberta

Unbelievable opportunity in coveted Roxboro! Tree line street, tucked in the culdesac. One of the last opportunities in this amazing community to build your dream home on an A+ location. 50x120 lot. Paved back alley. Bordered by the Elbow river, 3rd street in Roxboro is truly a special place. One of the only locations in the city that is unbelievably private yet walkable. Less than 5 mins into 4th street and Mission, walk into work (DT Core), walk to the Stampede grounds and/or Flames games and concerts. River paths, amazing restaurants, coffee shops, grocery stores, you name it. The current home also offers a ton of options. 2 bed, 2 full bath bungalow, well maintained and very comfortable. Large living room and dining room fabulous for entertaining. New Stainless steel appliances. Lower level has recently been completely renovated. Features large windows, Gym space, Rec room, private office with built in desk, storage and laundry. Built in lockers for extra seasonal storage or kids sporting gear. Enjoy morning coffee on either your front patio or back deck. Beautifully landscaped yard with irrigation in the front. Updated furnace, H/W Tank, and new A/C unit. Single garage out back. Renovate the current home further to your desired taste or live in it while you design your new custom home. Only a couple blocks from one of the best neighbourhood outdoor rinks, heated clubhouse, tennis courts, sports court, playground, and off leash dog park. Amazing locations like this don't come



available very often. book your showing today!

Built in 1937

Essential Information

MLS® #	A2143935
Price	\$1,499,900
Sold Price	\$1,600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.14
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3218 3 Street Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1V3

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Storage
Appliances	Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	June 25th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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