

\$2,799,900 - 3908 1a Street Sw, Calgary

MLS® #A2145388

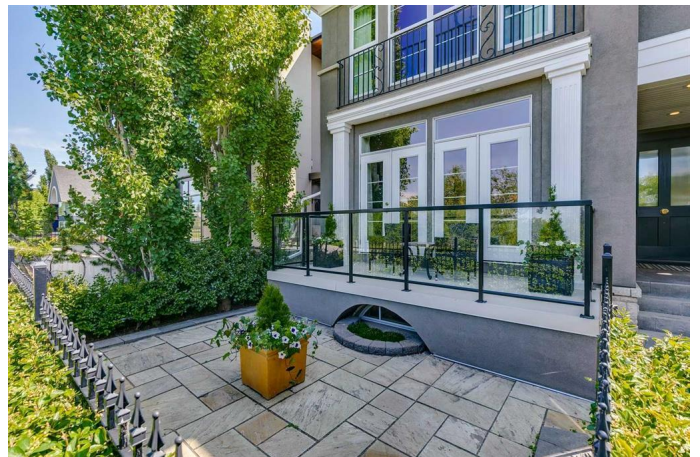
\$2,799,900

3 Bedroom, 4.00 Bathroom, 2,358 sqft

Residential on 0.09 Acres

Parkhill, Calgary, Alberta

Enter this one-of-a-kind gorgeous home through an oversized custom European styled front door into a two-story entrance with marble flooring and an exquisite paneled feature wall. Crown moldings adorn high ceilings. Large open rooms and stunning light fixtures. Tastefully designed by Martine Ast to deliver a warm and inviting ambience with many surprises. The living room flows into the dining room which is connected to a butler's pantry with a sink, glass custom cabinets, a Sub Zero wine fridge and plenty of hidden built-in storage. The bright airy kitchen/family room boasts new appliances including; Sub Zero paneled fridge with 2 freezer drawers, Wolf cooktop and dual ovens, Fisher Paykel dual dishwashers, Sharp stainless retractable drawer microwave and stunning oversized custom hood fan. This area has a large island, a bright breakfast nook with floor-to-ceiling windows, and oversized French doors exiting to the landing where the barbeque is. This space is ideal for entertaining. Powder room on the main floor has character including mirrored ceiling. Staircases with hardwood and carpet runners to upper floor and lower level. Den with mood to spare awaits you at the top of the grand staircase. Den has a built-in surround sound system. Master bedroom with floor-to-ceiling windows delivers spectacular views of the mountains and breathtaking sunsets. The master has a hidden walk-in closet along with



a dreamy 4 piece ensuite, custom cabinetry, dedicated makeup area with recessed rollaway stool and a large skylight. East facing second bedroom is bright and cheery with full room floor-to-ceiling hidden closets, ensuite bathroom has a steam shower and custom cabinetry. Lower level boasts an additional 1252.53 sq ft of living space comprised of; large guest suite, in-floor heating, 3-piece bath complete with repurposed antique bow-chest sink/vanity, laundry room with elevated washer/dryer, office/exercise room with walk-in cedar closet for off-season storage, additional storage and furnace room. Office/exercise room could easily be converted to a 4th large bedroom. State-of-the-art Lutron lighting system and high-end hard wired built-in sound system, with remote controlled separate amplifiers for different rooms. Central air + Ecobee heat/air remote app thermostat. Backyard is a green oasis with tall trees and mature perennial gardens. Low maintenance with no lawn on the property. Detached double car garage with hidden stairs to semi-finished second story. Perfect for storage, art studio, office, nanny suite or getaway for teenagers. Immediate access to Calgary's extensive bike path system. No homes can be built across the street, unobstructed mountain and river views and spectacular sunsets. Walking distance to Stanley Park, the Glencoe Club and 4th St. for shops.

Built in 1996

Essential Information

MLS® #	A2145388
Price	\$2,799,900
Sold Price	\$2,661,826
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,358
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3908 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 11th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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