

\$1,599,900 - 3806b 1a Street Sw, Calgary

MLS® #A2152094

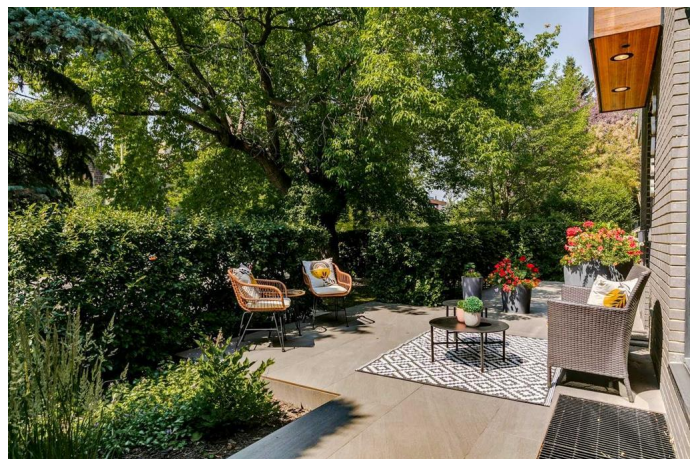
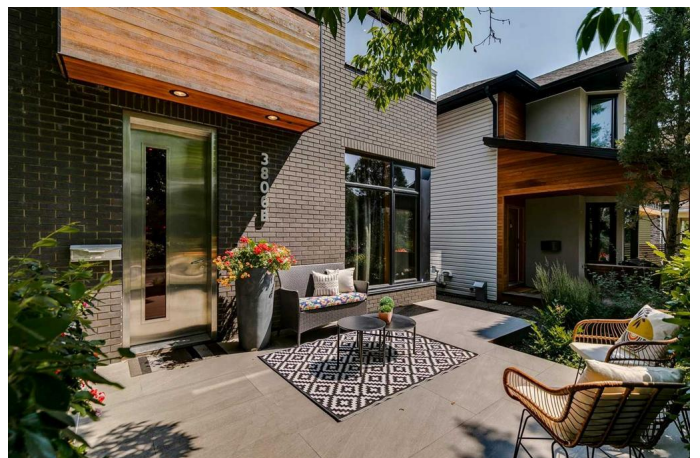
\$1,599,900

4 Bedroom, 4.00 Bathroom, 2,410 sqft

Residential on 0.08 Acres

Parkhill, Calgary, Alberta

Fabulous custom built executive property in the heart of desirable Parkhill with excellent access to the Ridge, Parks, Pathway system, Tennis, Swimming, all levels of top schools + close proximity to thriving Mission community + Downtown Calgary. Contemporary in design with welcoming curb appeal + spacious front patio to with lush landscape. This attached home is a quality build with ICF construction which provides outstanding sound proofing between adjacent neighbor. Open concept main floor offering a roomy + functional kitchen with professional appliances, large island, + spacious informal dining room ideal for entertaining. Efficient use of space in main floor mudroom. Stunning great room with soaring two story ceiling, gas ribbon fireplace + retractable doors to the back patio (with phantom screen) enabling gorgeous full indoor /outdoor living with complete privacy. The outdoor space is ideal with another gas fireplace, artificial turf, built in BBQ + hot tub. Open riser staircase with glass railing leads to the second floor with two bedrooms + shared bath (large dual vanities, soaker tub + stand alone shower). The primary bedroom is a retreat on the third level + offers an abundance of built in millwork including king bed + headboard. Spa ensuite with steam shower, dual vanities + soaker tub + the walk-in closet has rough in for laundry. Two private patios on this level, both with phantom screens. Huge family room, 4th ensuited bedroom, storage +



laundry on lower level. Other features of this cleverly designed property are: Infloor heating on all levels in addition to forced air heating, Air conditioning, Sonos, Skylight + glass floor to enhance natural light, Rough in for snowmelt, irrigation + reverse osmosis. Double detached garage with access from both the house + laneway. Move in + enjoy!

Built in 2006

Essential Information

MLS® #	A2152094
Price	\$1,599,900
Sold Price	\$1,575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,410
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	3806b 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Water Distiller, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Tar/Gravel
Construction	Brick, Cedar, ICFs (Insulated Concrete Forms), Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 15th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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