

# \$699,700 - 1813 3 Street Nw, Calgary

MLS® #A2164287

**\$699,700**

3 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

True charm in Mount Pleasant! This Craftsman style bungalow blends respect for its original character with lovely modern touches and quality upgrades. 834 sq. ft on the main floor offers a large living area, 2 bedrooms, full bath, and bright, clean kitchen. The quality continues into the basement, and the 777 sq. ft. of finished living space provides an additional bedroom, comfortable living area, full bath, laundry, plus bonus flex/office/craft room. Upgrades: Freshly refinished hardwood; newer garage overhead door & opener; windows in excellent condition, with many (including the largest windows) replaced in the last year; new front door (2024); basement flooring (2022); HE furnace with humidifier (2016); and more. Timeless features include the decorative brick fireplace, 9-foot ceilings, rich (original) wood casing and trim, and clawfoot tub. The quiet yet central location offers the best of inner city living with quick access to the U of C, SAIT, downtown, Confederation Park, and more! Bonus: Convenience of off-street parking with the detached garage and driveway. Spend summer evenings in the west yard and enjoy morning coffee on the front veranda. An opportunity for the lifestyle and home you have been searching for - arrange your private showing today!

Built in 1912

## Essential Information



MLS® #	A2164287
Price	\$699,700
Sold Price	\$737,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	1813 3 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Y3

### Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Garage Door Opener, Single Garage Detached

### Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 13th, 2024
Date Sold	September 21st, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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