

\$939,900 - 608 1 Avenue Nw, Calgary

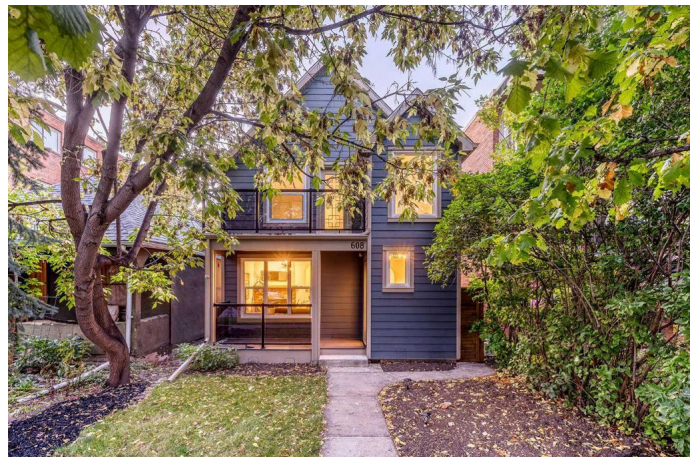
MLS® #A2168973

\$939,900

3 Bedroom, 3.00 Bathroom, 1,529 sqft
Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Nestled in the desirable Sunnyside, this charming home combines historic character with \$300K in renovations and contemporary upgrades! Just steps from downtown, Kensington, Prince's Island Park, and river pathways, this location perfectly combines convenience and urban lifestyle. Offering bright and cozy spaces, it's perfect for those seeking a vibrant lifestyle surrounded by beautiful nature. This charming two-story home offers over 1,800 sq ft of total living space. Fully upgraded from top to bottom, this turnkey home is ready for you to move right in. Upon entering, you are welcomed into a cozy living room with an original wood-burning stove, retaining the warmth and character of the home's 1912 origins. The main floor layout features arched wall openings that separate the living spaces—an inviting living room, dining area, and an inviting second family space, perfect for relaxing, reading, or gathering. With a wet bar featuring quartz countertops, a new vanity, and faucet, the home is designed for effortless entertaining, family enjoyment, and social get-togethers. Natural light flows throughout the home enhanced by skylights and tall vaulted ceilings, creating a spacious feel across all 3 bedrooms and 2.5 bathrooms, including a spa-like ensuite in the generously sized primary bedroom with a jacuzzi tub and famed views. The primary suite also features a private, upgraded balcony with tinted glass panel rails and flex stone flooring, overlooking the



tree-lined streetâ€”a peaceful spot nestled among shaded trees. The brand-new kitchen combines elegance and functionality, featuring fresh cream ivory cabinets, sleek quartz countertops, and all-new stainless-steel appliancesâ€”providing a beautiful yet practical space for everyday cooking and entertaining. This home boasts EXTENSIVE RENOVATIONS INSIDE AND OUT, including high-energy-rated brand-new windows and doors, modern light fixtures, new vinyl plank flooring with updated baseboards, fresh paint, and upgraded vanities and toilets throughout. The bathrooms have been beautifully retiled and fitted with stylish Delta faucets, while the powder room has been fully remodeled. A covered front porch with composite flooring and tinted glass panels, along with the private primary bedroom balcony, add to the propertyâ€™s curb appeal. The newly fenced backyard is a serene retreat with a brand-new composite deck and cedar pergola, set against beautiful stonework for a low-maintenance outdoor experience. The oversized, fully insulated garage has been updated with high-energy-rated windows, new hardy board siding, a new door leading to the backyard, and is wired with an EV rough-in plug for electric vehicle charging. With easy access to parks, walking and biking trails, river pathways, and mature treesâ€”all while being steps from downtown and the lively Kensington area this home provides the best of both city living and natural tranquility. Make this home yours!

Built in 1912

Essential Information

MLS® #	A2168973
Price	\$939,900
Sold Price	\$905,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	608 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0A3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized

Interior

Interior Features	Chandelier, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Glass, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	December 3rd, 2024
Days on Market	67
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.