$1,590,000 - 3618 1a Street Sw, Calgary

MLS® #A2203379

$1,590,000
3 Bedroom, 4.00 Bathroom, 2,615 sqft
Residential on 0.09 Acres

Parkhill, Calgary, Alberta

OPEN HOUSE Sunday May 4th 1-3pm - Inner city living at its finest! (EXTRA DEEP LOT) This over 3800 sq. ft home on three levels is uncommonly large and you can feel it throughout every principle living space. Custom built with interior design by Paul Lavoie, this home cannot be replicated. The sprawling living room with 9' ceilings and ash hardwood floors is perfect for entertaining, offering plenty of room for soft seating, a desk in front of the windows overlooking the pretty treelined street or even a piano.. The second half of the main floor features a stylish kitchen with 12 ft island, tons of storage, stainless-steel appliances, a large dining area and a cozy family room with gas fireplace and full width windows to the fantastic private backyard. Recent upgrades include a brand new furnace and new water tanks. The primary bedroom on the second level is huge with 14ft vaulted ceilings, large walk-in closet, built-in wardrobes and spacious ensuite. The two secondary bedrooms are perfectly sized with large windows and closets allowing for tons of natural light. The upstairs also has a wonderful workspace for a home office or kids homework area. The fully finished basement has a large recreation room, spa like bathroom and large home gym that could alternatively be a guest room or playroom. This home is situated on a rare 164â€™ deep lot with low maintenance landscaping including aggregate terraces and walkways. Maintained and upgraded over the years, this cherished home

has been well taken care of and the pride of ownership shines through. The double garage is heated and off a paved back alley. Easy walk to 4th street for dinner or shopping, three parks close by for hiking or biking and downtown an easy 5 minute commute away. The value in this property, on this street in this neighbourhood is unmatched.

Built in 2001

Essential Information

MLS® #	A2203379
Price	$1,590,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,615
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3618 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Stove, Oven
Heating	Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	42
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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