



## 3612 1A Street Calgary Alberta

\$1,198,000

Significant price reduction and unbeatable value...City assessment = \$1,320,000. Detached home on large lot, quiet location and in one of the best school districts in the inner-city. This contemporary-style family home was custom-built with many substantial and recent updates. 3124 square feet of development with 3 bedrooms up and fully developed lower level. High ceilings and huge windows create a spacious and light-filled interior. Large living room features a media wall and double-sided fireplace. Sliding doors out to the rear terrace overlooking the huge yard. Generous dining area can comfortably seat 10 or more. Extensive chef's kitchen offers an 8-burner gas stove with 2 ovens (1 convection), new glass-front fridge, raised dishwasher, massive island, stone counters, stainless farmhouse sink, solid maple cabinetry and corner walk-in pantry. Private den-office off the front entry. Sculptural open-riser staircase to the upper level. Massive primary suite is exceptionally luxurious with huge view windows, "Juliet" balcony, walk-in closet and a truly spa-like 5-piece ensuite with double-sided fireplace. 2 additional bedrooms, full bath and balcony complete the upper level. The lower level holds a sprawling rec-room with wet bar and stairway up to the living room, fitness room with rubber floor (could be 4th bedroom), full bath, 2nd office and excellent storage. The oversized 164' deep lot allows for a great rear yard with unlimited potential. Oversized and heated garage off the paved alley. New membrane roof. Close to walking and bike paths, the 4th Street Village with endless shops and amenities, and minutes to downtown. Rideau Park School serves K-9 and in boundary for sought-after Western Canada High School. Quick possession available. (id:6769)

Family room 24.50 Ft x 15.75 Ft

Office 10.58 Ft x 9.42 Ft

Exercise room 14.67 Ft x 10.50 Ft

Storage 6.17 Ft x 5.00 Ft

3pc Bathroom Measurements not available

Living room 17.00 Ft x 15.83 Ft

Dining room 14.58 Ft x 10.00 Ft

Den 9.50 Ft x 9.42 Ft

Laundry room 6.67 Ft x 6.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.00 Ft x 14.83 Ft

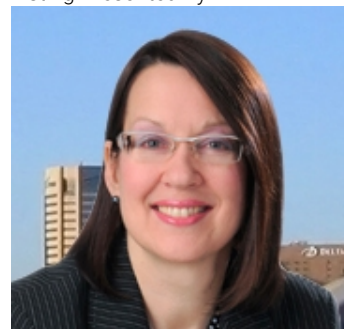
Bedroom 11.00 Ft x 10.00 Ft

Bedroom 11.58 Ft x 11.00 Ft

6pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 16.00 Ft x 12.50 Ft

4pc Bathroom Measurements not available