



## 3806 1 Street Calgary Alberta

\$850,000

Welcome home to 3806 1 Street SW, located in one of Calgary's most prominent central communities, Parkhill. This newly renovated home boasts an expansive 2,300 square feet of developed living space, spanning across two and a half stories that have been meticulously updated and redesigned including a fully finished basement. As you step inside you are greeted by a grand vaulted foyer, a bright living area and an open floor plan complemented with white oak flooring and designer light fixtures. The kitchen connects the main floor layout with custom floor-to-ceiling cabinetry, top-of-the-line appliances, and granite countertops laid over a nine ft island that flows seamlessly into the dining area. Here you will find a cozy wood-burning fireplace and picturesque views of your dreamy low-maintenance backyard. The main level is rounded out by an elegant two-piece bathroom and living room with french doors leading to your front porch. The upper level is bathed in natural light, with a generously sized primary suite that includes towering ceilings, ample divided closet space, and a luxurious ensuite bathroom with spacious modern shower enclosed in 10 mm glass. A second bedroom, a beautifully updated bathroom, and a loft-style den, home office space, or potential fourth bedroom complete the upper story. The lower level is designed for entertainment and relaxation, offering a flexible room for games or a home gym, a three-piece bathroom, an additional large bedroom, plus laundry facilities and extra storage space. This home is conveniently located with quick access to all of the...

Primary Bedroom 12.33 Ft x 12.25 Ft

Bedroom 13.42 Ft x 8.33 Ft

4pc Bathroom .00 Ft x .00 Ft

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Loft 20.67 Ft x 6.83 Ft

Laundry room 13.42 Ft x 7.00 Ft

Bedroom 11.50 Ft x 11.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Bonus Room 12.17 Ft x 15.00 Ft

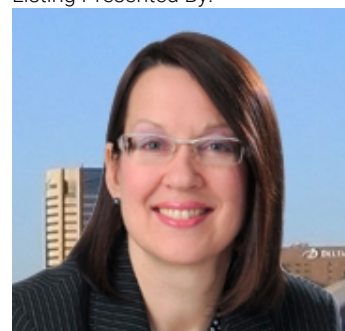
Living room 13.33 Ft x 12.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 15.92 Ft x 7.00 Ft

Kitchen 12.67 Ft x 19.25 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

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(CENTRAL)**

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