



# 3804 2nd Street Calgary Alberta

\$1,295,000

Parkhill has a few locations that are above & beyond the rest. These desirable homes enjoy dynamic mountain views across from a fabulous community green space. Here you will find a comfortably crafted residence with 3,178 square feet of developed living space, 3 + 1 bedrooms, 4 full + 1/2 bathrooms & a stunning ROOF-TOP PATIO. The main floor is anchored by a custom kitchen featuring Sub-Zero fridge, Ultra-Line gas range, granite counters, endless storage, a big island, rich Oak floors, detailed woodwork, & a cozy fireplace. The main floor also features a formal dining room overlooking the west facing slate patio & living room with 10 foot ceilings. The second level is complete with a huge primary retreat featuring private patio, wood-burning fireplace, endless closet space, & a 4-piece ensuite finished with STEAM shower, HEATED floors, & claw-foot tub. Also on this level are 2 more good sized rooms & a 4-piece bath for the kids. Finally, take the last few stairs to an unreal roof-top patio with BIG MOUNTAIN + DOWNTOWN views & plenty of space for 3-season entertaining. Your fully finished basement has a guest room, 3-piece bathroom, storage, & a nice sized rumpus/TV room. Don't miss the central vacuum, water softener, irrigation system, detached garage w/ NEW METAL ROOF, & paved lane. Parkhill is a few minute walk to 4th street village, 5 minute drive to downtown, overlooks the Elbow River Valley, is zoned for top-rated schools, & has direct access to the best of Calgary's pathways for walking/riding. (id:6769)

Bedroom 15.92 Ft x 10.58 Ft  
 3pc Bathroom 7.75 Ft x 4.17 Ft  
 4pc Bathroom 8.33 Ft x 5.08 Ft  
 2pc Bathroom 5.83 Ft x 5.00 Ft  
 Kitchen 17.25 Ft x 9.17 Ft  
 Dining room 14.17 Ft x 11.17 Ft

Family room 21.25 Ft x 16.83 Ft  
 Primary Bedroom 20.17 Ft x 14.58 Ft  
 Bedroom 11.75 Ft x 8.33 Ft  
 Bedroom 11.75 Ft x 8.33 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft  
 4pc Bathroom 10.25 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
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CIR

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