



# 1342 Hamilton Street Calgary Alberta

\$1,290,000

Presenting a remarkable first time on the market opportunity in the prestigious St. Andrews Heights neighborhood, this expansive 2-storey home at 1342 Hamilton Street NW offers an impressive 4+1 -bedroom layout with 2,691 +1154 sq. ft. of living space. Perfectly situated on a large corner lot, this property combines the charm of 1970s design with modern functionality. A true family home, featuring ample living space, a fully developed basement, and multiple parking options with both a double attached garage and a single detached garage. With immediate possession available, this home is ready for its next owners. This home features 5 spacious bedrooms and 3 bathrooms, offering a comfortable living environment for families of all sizes. The main floor showcases a large living room, dining area, and kitchen, along with a sunroom, perfect for enjoying the natural light. The main level master has massive walk in closet with builtins (that can be changed back to another bedroom if so desired) and upper level is dedicated to private family living, including a generous primary suite with walk-in closet, plus two additional bedrooms. The fully developed basement adds tremendous value with a family room, bedroom, sauna, and large workshop space. In addition the location also boasts one of the best, across from park/playground/tennis courts, Walking distance to Foothills Hospital/New Cancer Clinic, University of Calgary, Southern Alberta Institute of Technology, Athletic Park and numerous shopping and great public transportation. Dont wait!!! (id:6769)

Family room 21.50 Ft x 14.83 Ft  
 Bedroom 12.67 Ft x 10.50 Ft  
 3pc Bathroom 7.33 Ft x 5.50 Ft  
 Sauna 9.33 Ft x 5.50 Ft  
 Workshop 20.83 Ft x 12.67 Ft  
 Furnace 7.08 Ft x 6.50 Ft  
 Storage 7.33 Ft x 4.50 Ft  
 Storage 5.83 Ft x 4.83 Ft  
 Living room 26.50 Ft x 13.50 Ft

Dining room 15.92 Ft x 8.58 Ft  
 Other 10.33 Ft x 9.83 Ft  
 Bedroom 13.17 Ft x 11.42 Ft  
 3pc Bathroom 7.00 Ft x 6.92 Ft  
 Laundry room 9.75 Ft x 7.58 Ft  
 Sunroom 11.33 Ft x 11.17 Ft  
 Bonus Room 22.83 Ft x 13.33 Ft  
 Primary Bedroom 19.17 Ft x 10.83 Ft  
 Bedroom 15.50 Ft x 10.00 Ft

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

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Kitchen 11.75 Ft x 9.58 Ft