



3618 1A Street Calgary Alberta

\$1,590,000

OPEN HOUSES - Saturday March 29th 2-4pm and Sunday March 30th 12-2pm - 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. 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 164' 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. (id:6769)

3pc Bathroom 6.42 Ft x 8.58 Ft
 3pc Bathroom 7.42 Ft x 13.42 Ft
 Bedroom 9.92 Ft x 13.00 Ft
 Bedroom 9.83 Ft x 13.00 Ft
 Laundry room 6.50 Ft x 5.08 Ft
 Office 7.25 Ft x 14.08 Ft
 Primary Bedroom 13.92 Ft x 26.58 Ft

Recreational, Games room 19.08 Ft x 30.00 Ft
 Furnace 6.58 Ft x 14.00 Ft
 2pc Bathroom 6.00 Ft x 3.00 Ft
 Den 7.17 Ft x 13.33 Ft
 Dining room 7.17 Ft x 12.33 Ft
 Family room 20.08 Ft x 13.92 Ft
 Foyer 6.17 Ft x 8.92 Ft

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

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

<http://bloomgroup.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other 5.83 Ft x 10.83 Ft

4pc Bathroom 8.25 Ft x 15.42 Ft

Exercise room 19.17 Ft x 15.17 Ft

Kitchen 12.83 Ft x 16.17 Ft

Living room 13.92 Ft x 23.00 Ft