



3806 2 Street Calgary Alberta

\$1,199,999

Prime location on the Ridge in Parkhill. Gorgeous views! This is a character two story renovated home for today's buyers yet keeping the integrity of its time. The front presence is lovely + welcoming with a stone front fence + front veranda. Enter into a pleasing open feel with gorgeous hardwood flooring, and immediately notice the brick accents, original wood casings and exposed wood beams, making this home truly unique. Enjoy a spacious living + dining room, and step down into an efficient stylishly renovated kitchen complete with wood + stainless capped countertops, stainless steel appliances, breakfast bar + ample storage. Soaring wooden ceilings in the kitchen adds to the charm, with a fresh neutral palette throughout. French doors open to a wonderful low maintenance yard with mature trees, storage, and roomy deck. 3 bedrooms upstairs + 2 bathrooms. The primary bedroom is very spacious + appealing with corner fireplace, incredible ensuite bath with skylights + large dressing room. A 4th bedroom, 4 piece bath + laundry room are located on the lower level. A very serene property with great access to the pathway system + walking distance to Rideau Park (1-9) schools, the Glencoe Club + the shops/amenities of 4 Street. (id:6769)

Laundry room 7.67 Ft x 8.25 Ft

Bedroom 15.25 Ft x 10.25 Ft

3pc Bathroom 7.58 Ft x 5.25 Ft

Kitchen 18.92 Ft x 16.67 Ft

Dining room 11.17 Ft x 9.83 Ft

Living room 19.25 Ft x 14.17 Ft

Foyer 6.33 Ft x 5.58 Ft

Den 11.25 Ft x 9.50 Ft

2pc Bathroom 5.08 Ft x 3.83 Ft

Primary Bedroom 19.58 Ft x 10.58 Ft

Bedroom 11.25 Ft x 9.50 Ft

Bedroom 17.42 Ft x 10.33 Ft

4pc Bathroom 9.58 Ft x 5.67 Ft

3pc Bathroom 11.25 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:
REAL ESTATE PROFESSIONALS
INC.

<http://www.rooneycroninvalentine.com>



Real Estate Professionals Inc.

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

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