



## 1501 3 Street Calgary Alberta

\$744,900

This home is highly understated and meticulously maintained and shows pride of ownership throughout. Very functional design in all three levels of this home with a total of three generous size bedrooms, two full bathrooms, and two large living rooms. In the primary bedroom; there is a garden door you can walk out onto a small private balcony. This home is equipped with central air conditioning for year round comfort and in-floor heating on the third level. The basement level is unfinished and is currently used for storage and as a exercise room. Beautiful hardwood flooring along with tile floors are featured in this home and with soaring vaulted ceiling in the main living room allow abundant natural lighting to fill the rooms of this home. For those who enjoys a bit of tinkering in the garage; you will find an oversized double detached (20'x26') with a second garage door that can be opened and used as a drive-thru. Garage is equipped with 240 volt; ready for you to install an EV- Charger or to run any type of machinery and the laneway is paved for easy clean access. Close to all amenities and walking distance to the central core; this is a key feature for those who enjoy the inner-city lifestyle. Don't miss out on this great opportunity; call for your private viewing today. (id:6769)

Family room 15.75 Ft x 15.25 Ft  
Laundry room 9.67 Ft x 5.92 Ft  
Bedroom 11.67 Ft x 10.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Living room 16.33 Ft x 10.75 Ft  
Foyer 7.75 Ft x 5.50 Ft

Kitchen 10.17 Ft x 8.58 Ft  
Other 12.17 Ft x 9.00 Ft  
Primary Bedroom 15.92 Ft x 10.25 Ft  
Bedroom 12.42 Ft x 9.33 Ft  
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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