



## 3212 1 Street Calgary Alberta

\$718,000

Lovingly maintained by its current owner of 37 years, this spacious three bedroom, two bath single family home is nestled in the quiet inner-city neighborhood of Tuxedo Park. The home is not a cookie cutter and offers exceptional flow and functionality with a unique, thoughtfully designed floor plan enhanced by stylish and creative touches throughout. The main floor features timeless, maple, hardwood floors, slate tile, vaulted ceilings and a gas fireplace adding warmth and character, and also has a convenient laundry area. The main level's primary bedroom is a luxurious retreat, featuring a spa-inspired ensuite with a soothing BainUltra thermal air-jet bath and a separate steam shower for ultimate relaxation. Upstairs, you'll find two generously sized bedrooms and a second full bath, including one bedroom with patio sliders leading to an upper sun deck above the attached front-drive garage--an ideal spot to relax and take in the views. The eat-in kitchen and dining area offers access to the private backyard that feels like a personal retreat, featuring multiple decks, a small greenhouse, garden boxes, a shed and even the potential to add a second garage. The partially finished basement offers abundant storage and a spacious recreation room, complete with a built-in wet bar--perfect for entertaining or relaxing with family and friends. Ideally located close to schools, playgrounds, transit, shops, restaurants, parks and pathways. This inner-city gem is a rare find--schedule your showing today before it's gone. (id:6769)

4pc Bathroom 5.08 Ft x 8.25 Ft

Bedroom 10.83 Ft x 15.08 Ft

Bedroom 10.83 Ft x 14.67 Ft

Recreational, Games room 24.75 Ft x 20.08 Ft

Furnace 25.17 Ft x 16.75 Ft

4pc Bathroom 10.67 Ft x 10.50 Ft

Dining room 12.58 Ft x 10.75 Ft

Foyer 6.08 Ft x 7.67 Ft

Other 13.75 Ft x 10.08 Ft

Living room 13.67 Ft x 17.25 Ft

Primary Bedroom 15.08 Ft x 13.42 Ft

Listing Presented By:



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