



3611 1 Street Calgary Alberta

\$1,250,000

Walking up to the house you'll find a durable composite inviting porch where you can sip your morning coffee, or see the view of downtown in the distance and watch the Calgary Stampede, Canada Day and New Year's Eve annual fireworks at night. This unique inner core home is just a 10 minute drive from downtown, a 5 minute walk from restaurants and more on 4th street, It's just a 5 minute walk two blocks up to a gorgeous ridge with pathways and Elbow river access overlooking Stanley park. Also within walking distance, is the off leash Roxboro dog park. Once stepping inside the home, you are greeted by an open-concept living and dining area featuring soaring 9 ft ceilings, elegant crown moldings, and site-finished oak hardwood floors. The timeless chef's kitchen is a focal point, finished with premium granite countertops, stainless steel appliances and a newer Bosch dishwasher. In your kitchen you'll find a custom eating bar perfect for morning coffee or evening entertaining. Underneath the custom bar are six large drawers perfect for concealed but stylish storage. All of the hardware on the cabinets and drawers are elevating gold additions from Banbury Lane. Relax in the adjacent family room with a wall of large, bright windows anchored by a cozy fireplace for those chilly Calgary nights. Your upper level is a sanctuary. You'll ascend to the second floor on a vaulted staircase to find three well-sized bedrooms. Each bedroom has new black-out-blinds and two of these rooms also feature dramatic vaulted ceilings as in the beautiful primary bedroom, creating the feeling of airy, expansive peace. The primary ensuite is a true private retreat, with it's expansive arched window bringing the outside in, while also boasting a walk-in-closet, a dual vanity and a deep jetted tub--the perfect place to unwind. The fully finished basement adds significant living space, with a l...

Primary Bedroom 19.42 Ft x 16.00 Ft

Bedroom 12.33 Ft x 9.92 Ft

Bedroom 10.08 Ft x 9.33 Ft

5pc Bathroom 9.25 Ft x 9.00 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 12.50 Ft x 12.08 Ft

Furnace 8.92 Ft x 4.67 Ft

Storage 8.25 Ft x 5.00 Ft

Living room 14.67 Ft x 12.58 Ft

Kitchen 16.08 Ft x 12.58 Ft

Family room 16.00 Ft x 11.42 Ft

Foyer 9.08 Ft x 4.25 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Recreational, Games room 23.33 Ft x 15.00 Ft

Dining room 12.33 Ft x 12.33 Ft

4pc Bathroom 7.92 Ft x 5.83 Ft

2pc Bathroom 5.92 Ft x 5.00 Ft