



## 3840 1 Street Calgary Alberta

\$399,000

Looking for your own space, and yard? Would you like to be steps from Stanley Park? Our compact 1 bedroom bungalow would make a great starter home, and is in the perfect Parkhill location! Cute and Cozy, main floor has an open concept living/dining and kitchen, bedroom and a 3 piece bath. The full basement would make a great storage area/gym/office and has an older 3 pc bath, New furnace in 2015, shingles in 2016 and a 100 amp panel in 2007. A fenced backyard with shed and raised gardens completes this package, we're steps away from Stanley Park, and mere minutes to all 4th St shops and downtown. This lot would make a great future development asset as well with new, large homes around it, don't miss out on this one! (id:6769)

3pc Bathroom 8.42 Ft x 6.00 Ft

Laundry room 16.17 Ft x 11.50 Ft

Storage 10.42 Ft x 6.17 Ft

Living room/Dining room 10.25 Ft x 10.00 Ft

Kitchen 10.83 Ft x 9.75 Ft

Bedroom 11.50 Ft x 7.00 Ft

3pc Bathroom 7.00 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY LTD.

<http://mikedreger.com/>

**RE/MAX Realty Professionals**

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