



GRASSROOTS
REALTY GROUP

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3222 1 Street NE
Calgary, Alberta

MLS # A2277579



\$470,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Driveway, Enclosed		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Pantry		

Inclusions: N/A

Open House CANCELLED This Tuxedo home blends original character with thoughtful updates and offers flexibility for a range of future uses. A front vestibule provides a practical entry space, helping to maintain warmth during colder months. Inside, the living room highlights the home's charm with original fir trim, hardwood floors throughout, built-in cabinetry surrounding the original fireplace and traditional hearth. The kitchen has been modernized over time with updated cabinetry and stainless steel appliances, and includes access to a walk-in pantry with built-in shelving and cabinetry. A separate dining room provides ample space for everyday dining or entertaining. The main floor also includes a versatile bedroom suitable for a home office, studio, or guest room. The main floor bathroom features a classic claw-foot tub complemented by wallpaper adding a classic touch. Upstairs, a flexible sitting or office area leads through barn doors to a spacious primary bedroom. The property includes numerous updates completed over the years, such as windows, a high-efficiency furnace, concrete driveway, patio, pergola, fencing, driveway gate, and a double detached garage. Located on a corner lot in an established inner-city redevelopment area, this property offers an appealing combination of character, functionality, and long-term potential. Walk to schools, parks, shopping, and minutes to downtown Calgary.