



3821 1A Street SW
Calgary, Alberta

MLS # A2285684

\$1,120,000



Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Central Vacuum & Attachments as is , Hood Fan

**** Open House on Sunday April 5th from 2:30pm-4:00pm! **** Located just one block from the ridge park overlooking the river valley and mountains in the highly desirable inner-city community of Parkhill, this beautifully maintained TWO STORY home with 9 foot ceilings offers over 2,500 sq. ft. of developed living space and an unbeatable location. A warm and inviting living area greets you upon entry. Newly installed hardwood throughout the main floor takes you to the heart of the house which is the fabulous chef's kitchen with stainless steel appliances, a large pantry, a breakfast nook, and a dining/family room with cozy fireplace overlooking the West backyard. A powder room completes the main level. Upstairs, you will find newly installed hardwood flooring throughout. The spacious primary bedroom with walk in closet, large ensuite, a fireplace, and views of the mountains and river valley provides a quiet sanctuary. Two additional large bedrooms, an additional full bathroom, and an upper laundry room complete the upstairs. The developed lower level features new laminate flooring, a gas fireplace, a large rec room, and an additional bedroom, full bathroom and ample storage. Large windows provide an abundance of natural sunlight throughout the day. Recent updates provide peace of mind and added comfort, including a new furnace and air conditioning installed 2 years ago, new hardwood flooring on the second level, new laminate in the basement, a new water softener, and upgraded attic insulation with improved venting. Families will appreciate the proximity to top-rated schools, including Rideau Park K-9 and Western Canada High School. You're also just a short walk to the shops, restaurants, and amenities of 4th Street and the city core. A paved back alley adds to the convenience of this exceptional property. Enjoy mountain and

river valley views, plus direct access to nearby parks and the scenic pathway system below. This is a rare opportunity to live steps from nature while still being close to the heart of the city.