



THE
A-TEAM

**RE/MAX
FIRST**

3514 1 Street, Calgary T2K 0W6

MLS®#: **A2144381**

Area: **Highland Park**

Listing Date: **06/27/24**

List Price: **\$779,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2013

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,946

Low Sqft:

Ttl Sqft:

1,946

DOM

5

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Level,Street Lighting,Private,Rectangular Lot,See Remarks

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Steam Room,Storage,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

4pc Bathroom

Bedroom

Laundry

Walk-In Closet

Level

Main

Main

Second

Second

Second

Second

Dimensions

5`7" x 5`0"

20`1" x 17`0"

10`3" x 6`5"

9`5" x 10`2"

6`11" x 5`0"

6`4" x 7`7"

Room

Dining Room

Living Room

5pc Ensuite bath

Bedroom

Bedroom - Primary

4pc Bathroom

Level

Main

Main

Second

Second

Second

Basement

Dimensions

14`1" x 14`5"

14`9" x 11`9"

11`7" x 15`1"

10`3" x 13`3"

13`5" x 14`11"

9`10" x 4`11"

Bedroom
Furnace/Utility Room

Basement
Basement

13`3" x 9`11"
9`10" x 8`8"

Game Room
Walk-In Closet
Legal/Tax/Financial

Basement
Basement

19`3" x 14`9"
5`8" x 11`10"

Title:
Fee Simple
Legal Desc:

36745

Zoning:
R-C2

Remarks

Pub Rmks:

Discover this beautiful, custom-built 2-storey home with 3+1 bed/3.5 baths in the heart of Highland Park. With extensive upgrades and built-ins, this property offers modern luxury and comfort. The main floor features hardwood flooring throughout and a bright, sunny great room with a gas fireplace surrounded by custom built-ins. The modern gourmet kitchen is a chef's dream, boasting granite countertops, a designer-tiled backsplash, stainless steel appliances, including a gas stove, and an extra oversized island with a breakfast bar. The front room, half bath and backdoor to the outside oasis all compliment the main floor. Upstairs, you'll find wide stairs and hallways leading to a spacious primary suite with a luxurious 5-piece ensuite, including a large soaker tub, steam shower, duel vanity and walk-in closet. Two additional good-sized bedrooms, another 4-piece bathroom, and a convenient laundry room with storage and a sink, complete the upper level. The developed basement offers even more living space, with a large family room, with built-in speakers, wet bar, fourth bedroom with an ultra walk-in closet, and a 4-piece bathroom. Outside, the private backyard has been set up with a gas bbq line, a cement patio and walkway to garage with a raised garden bed and Cherry tree. The side of the home can be easily converted into a dog run. The oversized double detached garage provides adicional storage and privacy to the backyard. This home also features 9-foot ceilings on all 3 floors, air conditioning, and central vac. Located in the desirable Highland Park neighborhood, this incredible inner-city home combines modern elegance with the perfect location. Don't miss out on this exceptional property!

Inclusions:
Property Listed By:

**Steam Shower
Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









