

# \$1,590,000 - 3618 1a Street Sw, Calgary

MLS® #A2203379

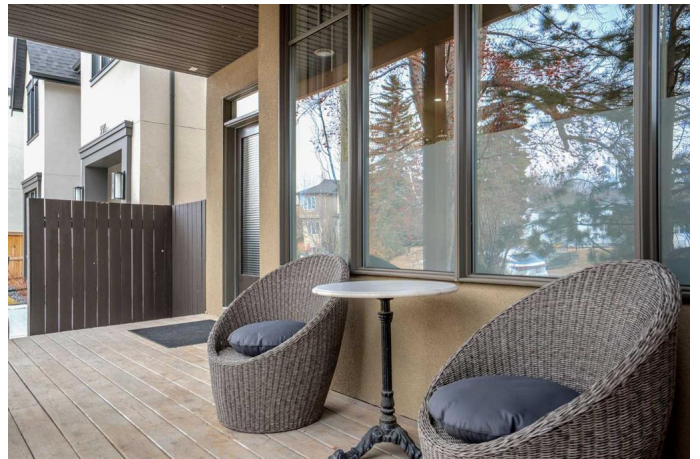
**\$1,590,000**

3 Bedroom, 4.00 Bathroom, 2,615 sqft  
Residential on 0.09 Acres

Parkhill, Calgary, Alberta

OPEN HOUSES Saturday April 12th 2:30-4:30  
and Sunday April 13th 12-2pm - Inner city  
living at its finest! (EXTRA DEEP LOT) This  
over 3800 sq. ft home on three levels is  
uncommonly large and you can feel it  
throughout every principle living space.

Custom built with interior design by Paul  
Lavoie, this home cannot be replicated. The  
sprawling living room with 9' ceilings and ash  
hardwood floors is perfect for entertaining,  
offering plenty of room for soft seating, a desk  
in front of the windows overlooking the pretty  
treelined street or even a piano.. The second  
half of the main floor features a stylish kitchen  
with 12 ft island, tons of storage,  
stainless-steel appliances, a large dining area  
and a cozy family room with gas fireplace and  
full width windows to the fantastic private  
backyard. Recent upgrades include a brand  
new furnace and new water tanks. The  
primary bedroom on the second level is huge  
with 14ft vaulted ceilings, large walk-in closet,  
built-in wardrobes and spacious ensuite. The  
two secondary bedrooms are perfectly sized  
with large windows and closets allowing for  
tons of natural light. The upstairs also has a  
wonderful workspace for a home office or kids  
homework area. The fully finished basement  
has a large recreation room, spa like bathroom  
and large home gym that could alternatively be  
a guest room or playroom. This home is  
situated on a rare 164'™ deep lot with low  
maintenance landscaping including aggregate  
terraces and walkways. Maintained and



upgraded over the years, this cherished home has been well taken care of and the pride of ownership shines through. The double garage is heated and off a paved back alley. Easy walk to 4th street for dinner or shopping, three parks close by for hiking or biking and downtown an easy 5 minute commute away. The value in this property, on this street in this neighbourhood is unmatched.

Built in 2001

### **Essential Information**

MLS® #	A2203379
Price	\$1,590,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,615
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	3618 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Oven
Heating	Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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