

# \$1,599,900 - 3215 1 Street Sw, Calgary

MLS® #A2213582

**\$1,599,900**

3 Bedroom, 3.00 Bathroom, 1,948 sqft

Residential on 0.14 Acres

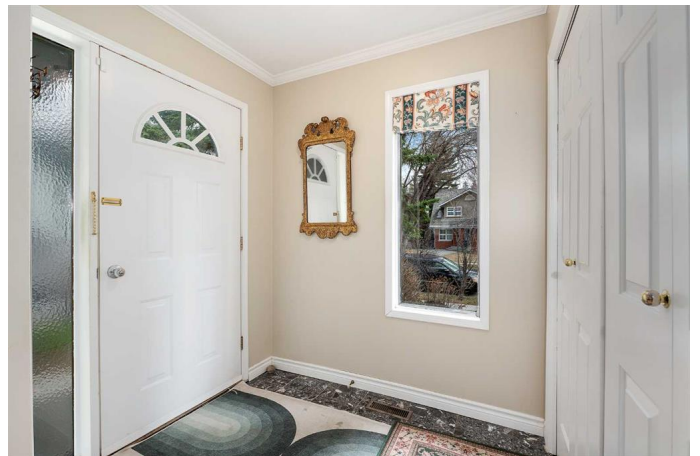
Roxboro, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 26TH FROM 1-3 PM. Located on a QUIET CUL-DE-SAC & situated on a beautifully treed 50'x126' lot in the heart of Roxboro, this spacious bungalow offers 1948 sq ft on the main level plus 1570 sq ft of developed living space in the basement & presents a prime opportunity to renovate or redevelop & build your dream home in the inner-city. The main level showcases great space with large principal rooms & plenty of natural light ready to be transformed into a modern dream space. Additionally, the basement includes huge family & recreation rooms, a large bedroom, 3 piece bath, laundry room with sink & storage. Outside, enjoy a SUNNY WEST FACING BACK YARD with mature landscaping & the idyllic location with easy access to scenic Elbow River pathways & close to bustling 4th Street restaurants & cafes, excellent schools, shopping, public transit & easy access to downtown via 4th Street.

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213582    |
| Price          | \$1,599,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,948       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1989        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3215 1 Street Sw |
| Subdivision | Roxboro          |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S1P9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Chandelier, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Skylight(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | None                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                               |
| Fireplaces        | Gas, Mixed                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                  |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                              |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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