



GRASSROOTS
REALTY GROUP

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3629 1A Street SW
Calgary, Alberta

MLS # A2313884



\$1,250,000

Division:	Parkhill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,096 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Exterior Lights

BEAUTIFULLY RENOVATED SEMI-DETACHED HOME WITH FULLY DEVELOPED BASEMENT IN PARKHILL. This well-appointed home offers timeless character, quality renovations, and a highly functional layout across all levels. Featuring 4 bedrooms (3 up), 3.5 bathrooms, a fully developed basement, and a double detached garage, this home is ideal for professionals and families seeking refined inner-city living with quick access to downtown and the Elbow River pathways. The main floor showcases original hardwood flooring, oversized windows, and warm, inviting living spaces throughout. A welcoming foyer with closet storage leads into the front living room, centred around a fireplace with tile surround. The adjacent dining area is anchored by a statement chandelier and offers excellent space for entertaining. The renovated kitchen blends style and practicality with leathered-marble countertops, extensive cabinetry, generous prep space, and a premium appliance package, including a Viking 4-burner gas stove, Blomberg dishwasher, and Amana refrigerator. A bright breakfast nook overlooks the backyard, while the rear family room offers additional living space with a second tile-surround fireplace. Step outside to the large, fully fenced backyard featuring a gas line for BBQs, a stone-paved pathway, and access to the double detached garage—perfect for summer entertaining and everyday outdoor living. A discreet powder room completes the main level. Upstairs, the vaulted primary retreat offers a bright and airy feel, complete with separate his-and-hers walk-in closets and a luxurious 5-piece ensuite featuring dual sinks, tile countertops, tiled flooring, a deep soaker tub, and an oversized fully tiled walk-in shower. Two additional spacious bedrooms share a Jack-and-Jill style 5-piece bathroom with dual sinks and tile counters. Convenient upper-floor

laundry with side-by-side washer and dryer completes the level. The fully developed basement is designed for entertaining, offering a large recreation/family room with beautiful built-ins, a wet bar, an additional bedroom, and a full 4-piece bathroom with a quartz countertop. Located in the highly sought-after inner-city community of Parkhill, residents enjoy mature tree-lined streets, excellent access to the Elbow River pathway system, nearby parks, schools, the Parkhill Community Association, Macleod Trail, and downtown Calgary just minutes away.