



3615 1 Street NE
Calgary, Alberta

MLS # A2316096



\$619,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Perched on an elevated lot in the established community of Highland Park, this extensively renovated bungalow offers a rare opportunity to own a move-in-ready detached home in a prime inner-city location. A spacious front entry welcomes you inside with LVP flooring and ample room for a bench or console table. From there, the home opens into a bright living and dining area where large windows flood the space with natural light. Original built-in cabinetry has been thoughtfully preserved, adding character and practical storage. Just off the main living area, step outside onto the patio, the perfect place to enjoy your morning coffee, take in the views, and appreciate the privacy provided by the surrounding mature trees. The stunning new kitchen features designer-inspired two-tone cabinetry, quartz countertops, a tiled backsplash, and an impressive walk-in pantry. Brand-new stainless steel appliances include a gas range, refrigerator, dishwasher, and microwave hood fan. Main floor laundry adds everyday convenience, while a rear door connects the kitchen to the backyard and newly constructed 8' x 16' deck, extending your living space outdoors. Down the hall, you'll find two spacious bedrooms and a beautifully updated four-piece bathroom complete with a modern vanity, full-height tile surround, shower head and wand, plus additional linen storage. The primary bedroom offers a generous retreat with a walk-in closet, while the second bedroom provides flexibility for guests, family, or a home office. The lower level presents excellent potential for future customization. Featuring a newly installed oversized window, direct access to the attached garage, 9-foot ceilings, and substantial square footage, the partially finished basement is ready for your vision. Whether you require additional living space, a recreation room, home gym, guest area, or future development, the possibilities

are extensive. Beyond the cosmetic updates, this home has undergone significant improvements that provide peace of mind for years to come. Extensive mechanical and electrical upgrades have been completed throughout, including a brand-new forced-air natural gas heating system with HRV, all new ductwork, bathroom exhaust venting, and microwave hood fan venting. All work was completed with permits and inspections. Completing the property is a tandem double attached garage with 9-foot ceilings and an 8-foot garage door, plus a long driveway offering additional off-street parking. Exceptional curb appeal is highlighted by newly completed landscaping featuring retaining walls, black mulch garden beds, and ornamental trees. Located just minutes from downtown, major roadways, parks, schools, shopping, and dining, Highland Park remains one of Calgary's most desirable inner-city communities. Offering the charm of an established neighbourhood, mature trees, and exceptional accessibility, this is a home where the hard work has already been done, simply move in and enjoy.