



GRASSROOTS
REALTY GROUP

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3807 1 Street NE
Calgary, Alberta

MLS # A2319780



\$449,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	877 sq.ft.	Age:	1913 (113 yrs old)
Beds:	4	Baths:	2
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Note: Dishwasher is in the basement. There is only 1 washer/dryer, located in a common area in the basement.

A rare find (raised bungalow with 1630 sq.ft of TOTAL LIVING SPACE) in the sought-after community of Highland Park! We are calling all real estate entrepreneurs, landlords, investors, and savvy buyers right here at 3807-1st Street NE! This absolutely gorgeous, turn-of-the-century, extremely well-built and renovated home with 2 units will absolutely blow you away! Here are the details: The main floor suite offers 3 bedrooms, a spacious living room, a kitchen with a dining area, and a full 4PC bathroom. The basement suite (illegal) comes with its own separate entrance, a kitchen, a living room, a full 3PC bathroom, and a bedroom. ***NOTE: ONLY the tight-smoke barrier requirement in the mechanical room is missing in order to make the suite legal. Ask your agent for details***There are also supplementary electrical baseboard heaters here. Basement windows are humongous and let a ton of natural light inside! Here is the list of updates that were recently (2024) done to the house: Vinyl flooring (LVP) throughout both levels, new kitchen and bathroom in the basement, new appliances on both floors, new light fixtures throughout the house, and a new hot water tank. The house has been painted inside and outside. Pipes are copper. 100 AMP electrical service. Large fenced backyard with a shed. The property has been meticulously maintained. The property is located on a quiet street that is a short walking distance to Centre Street with bus service taking you to downtown. It is a 10-minute drive to downtown. Easy access to YYC, Confederation and Nose Hill parks. Great schools are nearby as well. Are you excited yet? Come view it NOW... before it is too late.