

# \$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

Located on a QUIET CUL-DE-SAC & situated on a beautifully treed 50â€™™x126â€™™ 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, Skylight(s), Soaking Tub, Vaulted Ceiling(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, Few Trees, Front Yard, Landscaped, Rectangular Lot, Treed, Cul-De-Sac |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 23rd, 2025

Days on Market        14

Zoning                  R-CG

### **Listing Details**

Listing Office           RE/MAX First

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