

# \$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, MAY 3RD FROM 10 AM - NOON. 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, 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	12
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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