

# \$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

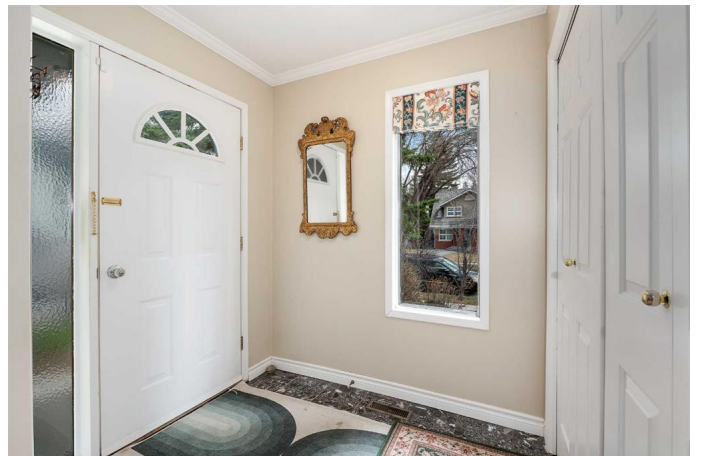
Roxboro, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 26TH FROM 1-3 PM. Located on a QUIET CUL-DE-SAC & situated on a beautifully treed 50'x126' 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, Soaking Tub, Vaulted Ceiling(s), Skylight(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
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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