# \$509,900 - 3807 1 Street Ne, Calgary

MLS® #A2227880

## \$509,900

4 Bedroom, 2.00 Bathroom, 877 sqft Residential on 0.07 Acres

Highland Park, Calgary, Alberta

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

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 within a short walking distance to Centre Street bus service to downtown. 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.

#### Built in 1913

#### **Essential Information**

MLS® # A2227880 Price \$509,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2
Square Footage 877

Acres 0.07 Year Built 1913

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 3807 1 Street Ne Subdivision Highland Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 3E1

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features No Smoking Home, See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, See Remarks, Suite

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Level

Roof Asphalt

Construction Wood Frame

Foundation Block

## **Additional Information**

Date Listed June 9th, 2025

Days on Market 39

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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