

3609 1A Street SW
Calgary, Alberta

MLS # A2264427

\$995,000

Division:	Parkhill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,215 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Some furniture

Set in the prestigious inner-city community of Parkhill, this exceptional property is situated on a 50 x 120-foot lot in an amazing location just a block from the Elbow River pathway system. Surrounded by natural beauty and urban convenience, it's mere steps to River Park, Mission's vibrant 4th Street cafe's and restaurants, top-rated schools, and the C-Train. Downtown is just minutes away, and with easy access to major transit routes and Macleod Trail, you're perfectly positioned for all nearby amenities, shopping, and city access. Whether you're looking to build your dream home or invest in one of Calgary's most desirable neighbourhoods, this property offers the perfect blend of luxury, lifestyle, and inner-city connection. The existing 1.5 storey home features three bedrooms—one on each level—and two bathrooms, with one located on the main floor and another in the basement. This is a rare opportunity to secure a prime piece of real estate in a truly unbeatable location.