

1501 3 Street NW
Calgary, Alberta

MLS # A2268666



\$744,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	925 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Paved, Rectangular		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Bookcase in Office, Wine Rack in Basement

This home is highly understated and meticulously maintained and shows pride of ownership throughout. Very functional design in all three levels of this home with a total of three generous size bedrooms, two full bathrooms, and two large living rooms. In the primary bedroom; there is a garden door you can walk out onto a small private balcony. This home is equipped with central air conditioning for year round comfort and in-floor heating on the third level. The basement level is unfinished and is currently used for storage and as a exercise room. Beautiful hardwood flooring along with tile floors are featured in this home and with soaring vaulted ceiling in the main living room allow abundant natural lighting to fill the rooms of this home. For those who enjoys a bit of tinkering in the garage; you will find an oversized double detached (20'x26') with a second garage door that can be opened and used as a drive-thru. Garage is equipped with 240 volt; ready for you to install an EV- Charger or to run any type of machinery and the laneway is paved for easy clean access. Close to all amenities and walking distance to the central core; this is a key feature for those who enjoy the inner-city lifestyle. Don't miss out on this great opportunity; call for your private viewing today.