

\$1,658,500 - 3815 1a Street Sw, Calgary

MLS® #A2209596

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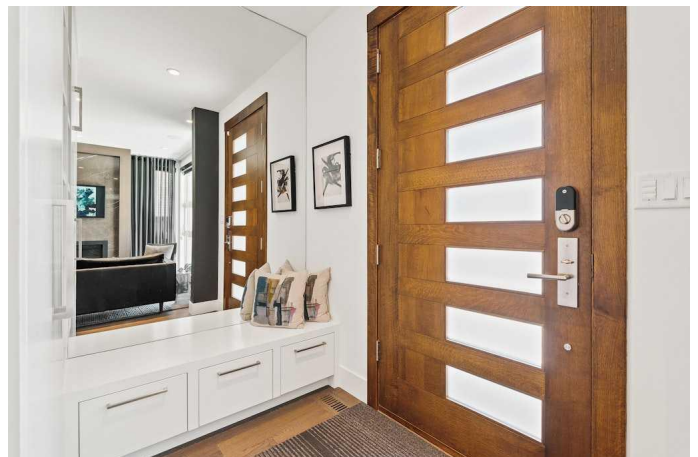
4 Bedroom, 4.00 Bathroom, 2,306 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

TRIPLE MINT property in prime Parkhill. Brilliant location just 2 doors from the ridge Park with access down to the Elbow River Pathway system. Walking distance down to the 4th Street Village with an endless array of shops and services. Also close to great schools. Exceptional construction quality together with stunning contemporary design and finishing. Bespoke architecture by Marvin DeJong; construction by luxury home builder Stonebriar; customization by Leonard Development Group. Over 3025 square feet of development with 4 bedrooms and 3.5 baths. Handsome curb appeal with brick, metal and stucco plus a custom 2.5" thick solid oak and glass front door. Open plan main floor with high ceilings, tremendous light-quality (huge windows front and rear) and oak-plank hardwood flooring. The living room has a newly customized marble fireplace with "frame" television and dramatic sheers. Chef's kitchen with elevated modern cabinetry, pro-series appliances, quartz counters, island with overhang for stools and a pantry tower. Generous dining room with designer lighting overlooks the rear yard with glass slider access. A mud-room (heated floor and great storage) and a discreet "Tom Ford" powder room complete the main level.

Stunning staircase with glass wall and solid wood treads. Oak-plank hardwood continues throughout the second and third levels. Boutique-hotel vibe in the luxurious primary suite: bedroom with full wall of drapery



(blackout), well-organized walk-in closet and a sparkling spa-ensuite with heated floors, zero threshold steam shower, freestanding soaking tub, double vanity with great storage and a separate water closet with a Japanese toilet seat (heat + air) and additional storage. A walk-in laundry room with sink and storage, a spacious house bath and 2 bright bedrooms complete this level. The amazing top floor-loft features an extensive Bocci light installation, corridor views, an enormous lounge space with work-station plus a substantial terrace. The beautifully finished lower level includes a 4th bedroom, 4-piece bath and a large recreation room for entertainment, fitness or both. It currently has rubber flooring, ballet bar, mirror and rough-ins for home theatre. Exceptional outdoor living spaces include a front terrace with rose garden, sunny west exposure rear yard with turf, patios and hot tub—all low maintenance. Additional features: Control4 system, sprinkler system, alarm system and Gemstone programmable exterior lighting for seasonal display. Double garage off the paved alley is drywalled, painted and heated. Fantastic property—don't miss out!

Built in 2018

Essential Information

MLS® #	A2209596
Price	\$1,658,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,306
Acres	0.07
Year Built	2018
Type	Residential

Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	3815 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6P4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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