

\$499,999 - 3807 1 Street Ne, Calgary

MLS® #A2227880

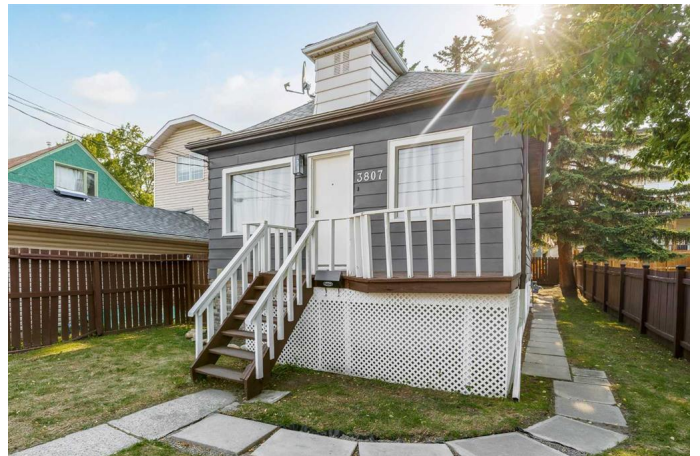
\$499,999

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 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	\$499,999
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	See Remarks, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Exterior Entry, See Remarks, Suite
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Exterior

Exterior Features	Private Yard
Lot Description	Level, Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	June 9th, 2025
Days on Market	49
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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