

# \$469,900 - 3307 1 Street Ne, Calgary

MLS® #A2200478

**\$469,900**

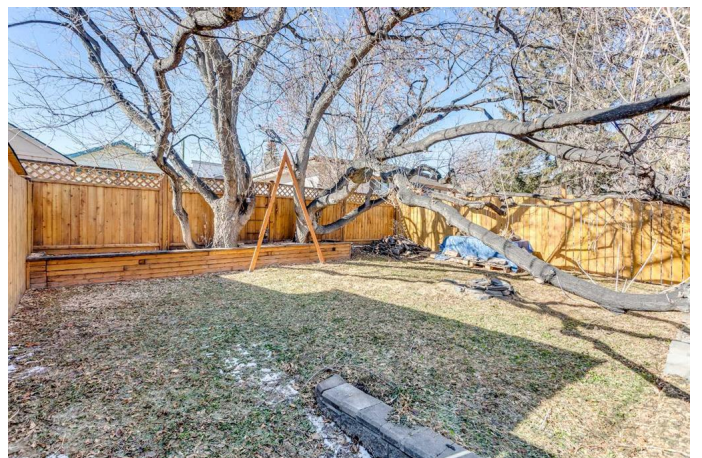
1 Bedroom, 1.00 Bathroom, 777 sqft  
Residential on 0.06 Acres

Highland Park, Calgary, Alberta

Excellent opportunity for a Heritage-Bungalow in Highland Park! Centrally located with great access to Centre St. and Edmonton Trail, helping getting you around town and Downtown commute quite quickly. This property has been lovingly cared for, with a bunch of recent improvements and updates, especially some important ones. Exterior improvements include the stucco, cladding trim, storm doors, roof and trim. Newer Hot Water Tank and Furnace (2018) Newer Washer and Dryer (2020) Gas fireplace was fully refurbished, installed dog run and new fencing! The property abounds with character. Overall a cozy and welcoming home, with a large living room with character rich ceiling beams, gas fireplace and large windows. A great room for relaxing and spending time with family and friends. A nice sized dining room that is bright and spacious, and large Master Bedroom with new walk-in closet built-ins, for organizing and adding space. New plumbing fixtures in the large washroom and cozy kitchen. This property is fully move-in ready and priced affordably. If you are looking for a great property in a great community that is close to schools, shopping, restaurants and more, than this is the one for you! Call to view today!

Built in 1912

## Essential Information



MLS® #	A2200478
Price	\$469,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	777
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3307 1 Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3C6

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Crown Molding, No Smoking Home, Storage, Beamed Ceilings
Appliances	Dishwasher, Dryer, Gas Stove, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Dog Run
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot,

	Street Lighting, Dog Run Fenced In, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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