

# \$1,499,000 - 3628 1a Street Sw, Calgary

MLS® #A2226759

**\$1,499,000**

5 Bedroom, 4.00 Bathroom, 2,463 sqft

Residential on 0.09 Acres

Parkhill, Calgary, Alberta

OPEN HOUSE Saturday June 7th from 2-4.

This beautifully updated home is on an extra deep lot just steps to the ridge in Parkhill.

McDowell & Associates designed this quality build which shows much pride of ownership.

With 4 bedrooms up and over 3600 sqft of living space this is perfect for the growing family. When you enter the gorgeous formal living room you will be impressed with 9-foot ceilings and lovely hardwood floors. Adjacent to the living room is an elegant good sized dining room. The renovated Legacy kitchen features soapstone countertops, a large island and Thermador appliances. There is also an eating area and a great room with a gas fireplace all overlooking the backyard garden.

A half bath and a unique side door mudroom with built-ins complete this floor. The upper level is home to a luxurious master suite featuring a walk-in closet and 5-piece spa-like ensuite with a steam shower, heated floors and a large bath. This level also features 3 good sized bedrooms, a stylish family bath and a great laundry room. The lower level also has 9-foot ceilings and is home to a huge family room, 5th bedroom, bathroom with heated floors, amazing wine room and tons of storage. Other features include built-in closet organizers, air conditioner, sprinkler system, natural gas for BBQ, all refurbished windows, newer roof shingles and new insulation in the attic. Enjoy the oversized backyard, insulated double garage, great schools, restaurants and walking the river path from this amazing



location.

Built in 1998

### Essential Information

MLS® #	A2226759
Price	\$1,499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,463
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3628 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1R5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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