3813 1A Street SW

Calgary | Active | MLS® A2344473

$1,699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,341 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

Exceptional luxury home in sought-after Parkhill, just a couple of doors from the Ridge Park with access to the Elbow River pathway system. This stunning contemporary residence showcases impeccable design and craftsmanship with architecture by Marvin DeJong and built to “mansion-standards”...not like the infills of today. Striking curb appeal with brick accents and punctuated with a custom 2.5” solid oak and glass front door. 3,096 sq ft of developed living space including 4 bedrooms and 3.5 bathrooms. The totally open-concept main floor features high ceilings, exceptional natural light from the oversized front and rear windows and custom herringbone hardwood floors. The living room is anchored by a custom-paneled fireplace with “frame” television and soft floor-to-ceiling sheers. Truly incredible chef’s kitchen with extensive custom cabinetry, quartzite counters and a massive “waterfall” island with seating. Top appliances include: a La Cornue gas stove, Subzero fridge plus 2 fridge drawers, 2 Subzero freezer drawers, 2 Subzero wine fridges, Wolf Induction burner, 2 dishwashers and a custom fabricated quartzite sink. The generous dining area with designer lighting and built-in storage overlooks the rear yard . A mudroom with heated floor and an elegant powder room complete the main level. A striking staircase with glass wall and solid wood treads leads to the upper floors…no carpet in the home. The primary suite features blackout drapery, wall-mounted TV and a well-organized walk-in closet. The spa-inspired ensuite showcases heated custom marble flooring, designer lighting, Kateryn cast-iron soaking tub, zero-threshold steam shower, water closet with Japanese bidet toilet and a large double vanity with honed marble counter and Restoration Hardware fixtures. The balance of the second level includes two bright bedrooms (one currently used as a dressing room), a spacious house bath and laundry room with sink and storage. The top-floor holds both a large studio space with amazing light quality and an office area with access out to a large and private terrace. The fully finished lower level offers heated hardwood floors, a media space, games area, work station, bedroom and a full bath. Outdoor living is equally impressive with a front terrace with perennial-rose garden plus and a sunny west-facing and low-maintenance back yard with multiple patios. Additional highlights include a smart home system that controls Lutron lighting, temperature and security, a sprinkler system and Gemstone exterior lighting. The fully finished and heated double garage has 2 EV chargers and enjoys a paved alley. Enjoy a walkable lifestyle minutes from the vibrant 4th Street Village, offering an endless array of shops, dining, and services, along with proximity to excellent schools. This exceptional property must be seen to be appreciated.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344473
Bedrooms	4
Bathrooms	4
Year Built	2018
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 and Half Storey, Attached-Side by Side
Total Living Area:	2,341 sq. ft.
Main Level Finished Area:	853 sq. ft.
Upper Level Finished Area:	1,488 sq. ft.
Below Grade Finished Area:	755 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	East
Entry Level:	1
Levels:	2 and Half Storey
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	923S
Heating:	In Floor, Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Membrane
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Parkhill
Appliances:	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings
Inclusions:	2 Subzero fridge drawers, 2 Subzero freezer drawers, 2 Subzero wine fridges, 2 dishwashers, Wolf induction burner, smart home system, all attached TV's + related equipment, 2 EV chargers in garage
Restrictions:	None Known
Main Floor	Foyer · 7'4" × 5' ·
Main Floor	Living Room · 12'10" × 12'10" ·

Main Floor	Dining Room · 14'7" × 10'1" ·
Main Floor	Kitchen · 15'9" × 15'8" ·
Main Floor	Mud Room · 8' × 4'8" ·
2nd Floor	Bedroom - Primary · 14'3" × 11'8" ·
2nd Floor	Bedroom · 13'4" × 10' ·
2nd Floor	Bedroom · 12'4" × 9'6" ·
3rd Floor	Loft · 16' × 15'7" ·
3rd Floor	Office · 15'7" × 8' ·
Lower Level	Family Room · 24'3" × 14' ·
Lower Level	Bedroom · 10'4" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Front Porch, Patio, Rooftop Patio
Lot Features:	Back Yard, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3813-1a-street-sw-calgary-a2344473/

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