

# \$3,620,000 - 3037 1 Street Sw, Calgary

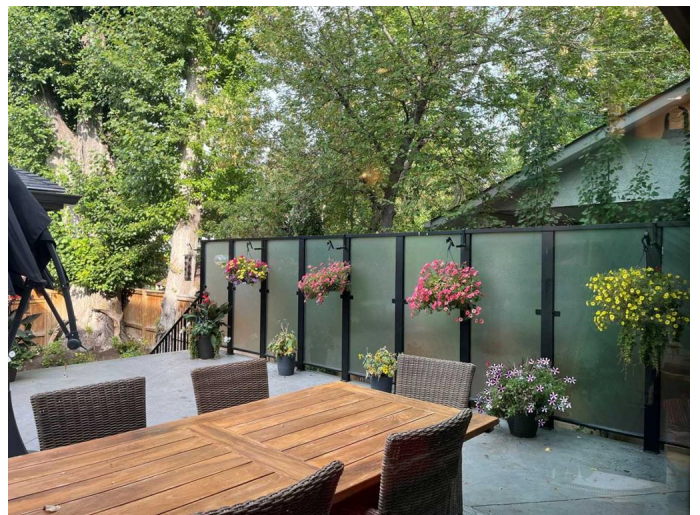
MLS® #A2213220

**\$3,620,000**

5 Bedroom, 5.00 Bathroom, 3,633 sqft  
Residential on 0.14 Acres

Roxboro, Calgary, Alberta

Welcome home to an oasis in the heart of prestigious Roxboro where over 5,300 square feet of quiet luxury invoking Saville Row awaits you. This bespoke residence boasts unparalleled quality and sophisticated design, tailored for both entertaining & modern family living. As you enter, a 10-foot-high foyer adorned with a coffered ceiling invites you to discover all the details this home has to offer. The central hall floor plan features elegantly appointed formal rooms, custom built-ins and designer lighting throughout. The rooms are seamlessly connected through the site-finished rift and quartered white oak hardwoods on the main and upper floors. French doors invite you into the library/den filled with floor-to-ceiling custom cabinetry. The elegant dining room, with fireplace & built-ins also offers access via French doors to the front veranda. The butler's pantry with abundant built-ins, prep space and multiple refrigeration units connects to the gourmet kitchen boasting a stunning granite island, a full suite of Wolf appliances incl a 48" 6-burner gas stove with two ovens, steam oven, wall oven and panelled Sub-Zero fridge. The dining space & adjacent living room, with its inviting gas fireplace & built-ins, is the heart of the home. Natural light fills the living area with 17 accordion doors leading to a 750-square-foot courtyard. This west-facing outdoor space, perfect for al fresco entertaining, features a wood-burning fireplace & outdoor TV, provides a private backdrop. An oversized mudroom



with more built-ins leads to a rare, ATTACHED double garage with heated floors & extra storage. The upper level boasts three spacious bedrooms, including a spectacular master suite. This retreat features a sitting area, separate dressing room & opulent five-piece ensuite bathroom complete with dual sinks, soaker tub & solid marble steam shower. The additional bedrooms on this level are thoughtfully designed with their own ensuite & walk-in closet, ensuring comfort and privacy. All the upper bathrooms and laundry room have electric in floor heat for individual comfort. The lower level is an entertainer's dream, featuring 10' ceilings, in-floor heating, two additional bedrooms and a four-piece bathroom. A spacious family room, complete with wet bar, provides the perfect setting for hosting movie nights or celebrations. For connoisseurs of wine and cigars, the professionally cooled and insulated 1,200+ bottle wine cellar with humidior (with ventilation system) is a true showpiece. The home's prime location provides easy access to 4th Street, Britannia Plaza, highly ranked schools & is walkable to Glencoe Club, Calgary Golf & Country Club, Elbow River, parks, bike paths & a short commute to the core. With so many high-end upgrades including Lutron lighting, custom Hunter Douglas window treatments, Control4 and Sonos sound system, in house 4K security cameras and alarm system the home ensures comfort, luxury and convenience for discerning buyers seeking sanctuary.

Built in 2017

### **Essential Information**

MLS® #	A2213220
Price	\$3,620,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,633
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3037 1 Street Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1P7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Electric Oven, Garburator, Gas Range, See Remarks, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Wood Burning, Basement, Dining Room, Outside
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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