

3041 1 Street SW
Calgary, Alberta

MLS # A2329873



\$3,400,000

Division:	Roxboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,429 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island		

Inclusions: Freezer in Storage Room

~WATCH THE FULL CINEMATIC HOME TOUR ON YOUTUBE~ Welcome to one of Roxboro's finest custom luxury residences, where timeless architecture, exceptional craftsmanship and a significant renovation completed in 2025 come together in one of Calgary's most coveted inner-city communities. Offering more than 5,000 sq. ft. of developed living space, this exceptional home features 5 bedrooms, 5 bathrooms, an oversized attached garage and a rare main-floor primary retreat. Thoughtfully transformed in 2025, the home blends established architectural character with the finish, technology and sophistication expected in today's finest new construction. Renovation & Design work by William Blake and Stephanie Martin Design further distinguishes the residence, while Lutron lighting controls and motorized window coverings add comfort, convenience and refinement. Inside, soaring ceilings, expansive windows, rich hardwood flooring, floating open-riser stairs with glass railings and designer lighting create an atmosphere of understated luxury. The chef's kitchen features an oversized quartz island, premium built-in appliances, custom cabinetry, extensive prep space, a walk-in pantry and a climate-controlled glass wine display. Adjacent living and family rooms, each with a fireplace, create inviting spaces for both entertaining and everyday living. The main-floor primary suite offers exceptional privacy with a spa-inspired ensuite featuring a freestanding soaker tub, oversized walk-in shower, dual vanities and an impressive walk-in dressing room. Upstairs, two spacious bedrooms each feature their own ensuite and walk-in closet, while an oversized bonus/media room with built-in wet bar and projection theatre creates the ultimate entertainment space. The fully finished lower level includes two additional bedrooms, a large recreation room

with stone fireplace, dedicated children's play area, full bathroom, second laundry and more than 500 sq. ft. of storage. Outside, enjoy a private backyard retreat with covered patio, hot tub, mature landscaping and excellent privacy. Set on one of Roxboro's beautiful tree-lined streets, the home is moments from the Elbow River pathway system, Mission, 4th Street, downtown Calgary, excellent schools, boutique shopping and some of the city's finest restaurants. A rare opportunity to own a thoughtfully renovated, architecturally distinctive luxury residence combining the character of established Roxboro with the design, technology and elevated finishes of a modern luxury home.