



THE
A-TEAM

**RE/MAX
FIRST**

3617 5 Street, Calgary T2S 2C5

MLS®#: **A2102914**

Area: **Elbow Park**

Listing Date: **01/24/24**

List Price: **\$2,398,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **12,798 sqft**
Lot Shape: **100 x 127.95**

Finished Floor Area

Abv Sqft: **3,273**
Low Sqft:
Ttl Sqft: **3,273**

DOM

117
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Many Trees**
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas,Zoned**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Cedar,Stucco,Wood Frame,Wood Siding**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`8" x 6`7"
Dining Room	Main	12`9" x 18`4"
Kitchen	Main	13`1" x 23`1"
Sunroom/Solarium	Main	8`1" x 27`8"
5pc Ensuite bath	Second	13`11" x 11`0"
Den	Second	9`0" x 17`4"
Walk-In Closet	Second	11`1" x 6`10"

Room	Level	Dimensions
Breakfast Nook	Main	9`4" x 10`1"
Family Room	Main	13`8" x 19`6"
Living Room	Main	18`1" x 27`8"
4pc Bathroom	Second	8`8" x 10`5"
Bedroom	Second	15`4" x 17`5"
Bedroom - Primary	Second	15`4" x 17`5"
3pc Bathroom	Basement	5`1" x 11`9"

Bedroom
Game Room
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement

11`2" x 13`6"
25`9" x 15`7"
5`11" x 7`11"
8`9" x 19`9"

Laundry
Storage
Furnace/Utility Room

Basement
Basement
Basement

8`6" x 8`5"
9`8" x 9`9"
8`8" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5584R

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to one of the most beautiful character homes in Elbow Park! Built in 1912 this home is rich in history and offers an abundance of curb appeal. Situated on a 100'X128' corner lot (that also offers subdivision potential) located in a picturesque pocket of East Elbow Park. The perfect corner lot allows for this 4643.76 square foot home to be positioned with ample front, side and private back yard. With almost \$250,000 in recent renovations, this rare character home is move in ready. The covered front porch invites you to the original leaded glass formal entrance and grand foyer. The staircase is wide and substantial, and the foyer offers access through French doors to an amazing parlor. A wonderful space for entertaining larger groups of family and friends as it offers an inviting wood burning fireplace and gorgeous original BC fir woodwork. Original glass double doors off the parlor lead to a relaxing sunroom, a glorious space to bask in the sun and unwind after a busy day. The formal dining room will not be out done as it offers a pressed tin ceiling, original picture railings and beautiful silk wallpaper. The kitchen is a chef's delight and can be accessed through the foyer, dining room or private staircase for added convenience and features cherry cabinets, granite countertops and high-end appliances. The vaulted ceilings and skylight over the casual dining open the space to the bright and welcoming family room. The second storey begins with a private deck off the landing, large second bedroom and fully renovated 4-piece bathroom with original clawfoot tub. The master retreat offers a spacious bedroom, and den with gorgeous lead glass windows, a dressing room and updated ensuite complete with travertine flooring, double vanities walk in shower and original clawfoot soaker tub. The basement has been completely renovated with a large recreation area, additional bedroom, bathroom, laundry room, and tons of storage. The back yard is a private courtyard flanked by a double heated garage, original single garage (potential for a studio or office) and mature gardens. Elbow Park is coveted by Calgarians, offering great walkability to schools, parks, the River and easy access to restaurants, shops and downtown. Calgary is also one of Canada's fastest growing cities and ranked as one of the world's most livable cities as it relates to quality of living, safety, healthcare, and education making it a strategic place to invest.

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











