

3617 5 Street, Calgary T2S 2C5

Utilities:

MLS®#: **A2102914** Area: **Elbow Park** Listing **01/24/24** List Price: **\$2,398,000**

Status: Active County: Calgary Change: -\$100k, 26-Apr Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: 1912 Abv Sqft: 3,273
Lot Information Low Sqft:

Finished Floor Area

DOM

117

Layout

3 (2 1)

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

Lot Sz Ar: **12,798 sqft** Ttl Sqft: **3,273**

Lot Shape: 100 x 127.95

Access:

Lot Feat: Back Yard, Corner Lot, Landscaped, Many Trees

Park Feat: **Double Garage Detached, Driveway**

Utilities and Features

Roof: Cedar Shake Construction:

Heating: Forced Air, Natural Gas, Zoned Cedar, Stucco, Wood Frame, Wood Siding

Sewer: Flooring:

Ext Feat: Private Entrance, Private Yard 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

Room Information

<u>Room</u> Level <u>Dimensions</u> Room Level **Dimensions** 2pc Bathroom Main 3`8" x 6`7" **Breakfast Nook** Main 9`4" x 10`1" **Dining Room** Main 12`9" x 18`4" **Family Room** Main 13`8" x 19`6" Kitchen Main 13`1" x 23`1" **Living Room** Main 18`1" x 27`8" 8`1" x 27`8" Sunroom/Solarium Main 4pc Bathroom Second 8'8" x 10'5" 5pc Ensuite bath 13`11" x 11`0" **Bedroom** 15`4" x 17`5" Second Second

 Den
 Second
 9`0" x 17`4"
 Bedroom - Primary
 Second
 15`4" x 17`5"

 Walk-In Closet
 Second
 11`1" x 6`10"
 3pc Bathroom
 Basement
 5`1" x 11`9"

Bedroom Basement 11`2" x 13`6" Laundry **Basement** 8'6" x 8'5" 9`8" x 9`9" 25`9" x 15`7" **Game Room** Basement Storage **Basement** Storage **Basement** 5`11" x 7`11" Furnace/Utility Room **Basement** 8'8" x 10'1" 8'9" x 19'9"

Legal/Tax/Financial

Title: Zonina: **Fee Simple** R-C1

Basement

Legal Desc: 5584R

Remarks

Pub Rmks:

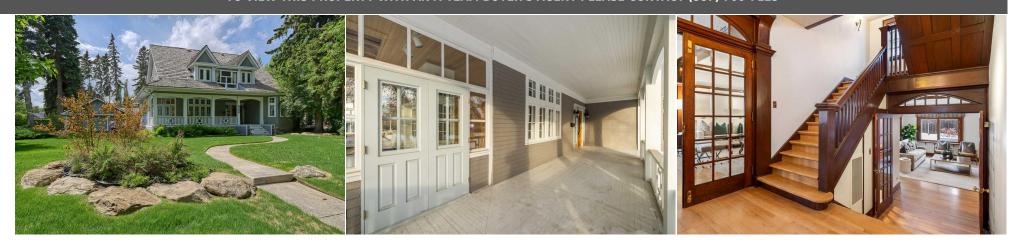
Furnace/Utility Room

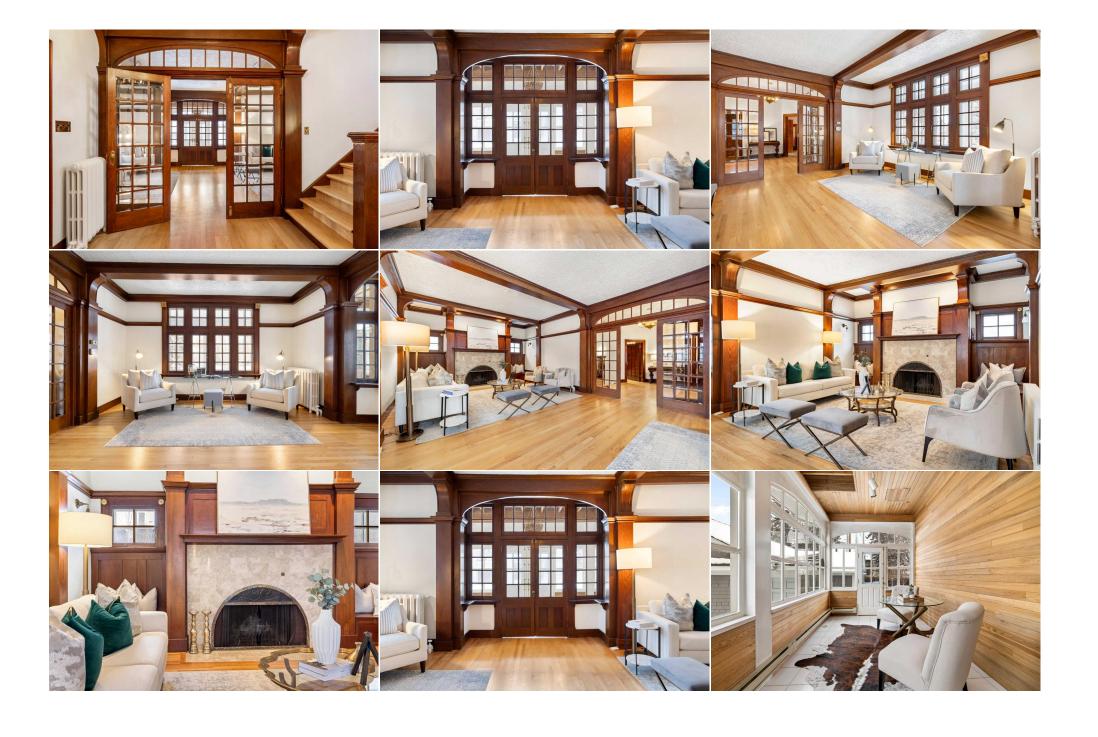
Welcome to one of the most beautiful character homes in Elbow Park! Built in 1912 this home is rich in history and offers an abundance of curb appeal. Situated on a 100'X128' corner lot (that also offers subdivision potential) located in a picturesque pocket of East Elbow Park. The perfect corner lot 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 fover. The staircase is wide and substantial, and the fover 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.

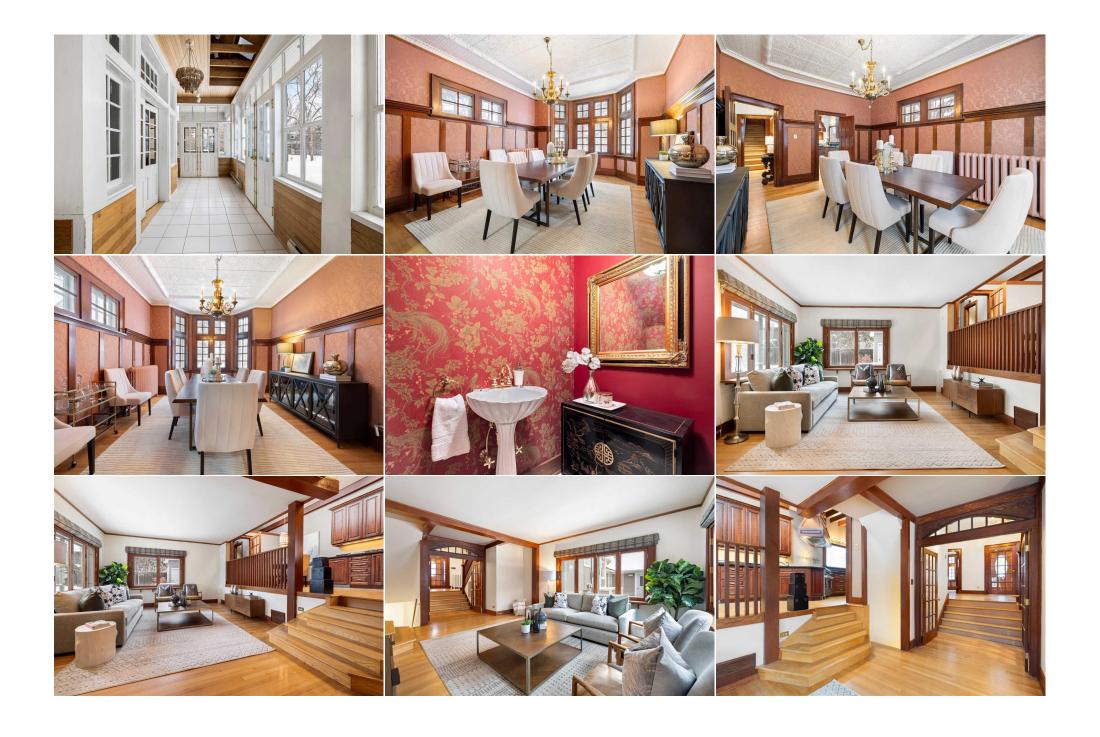
Inclusions:

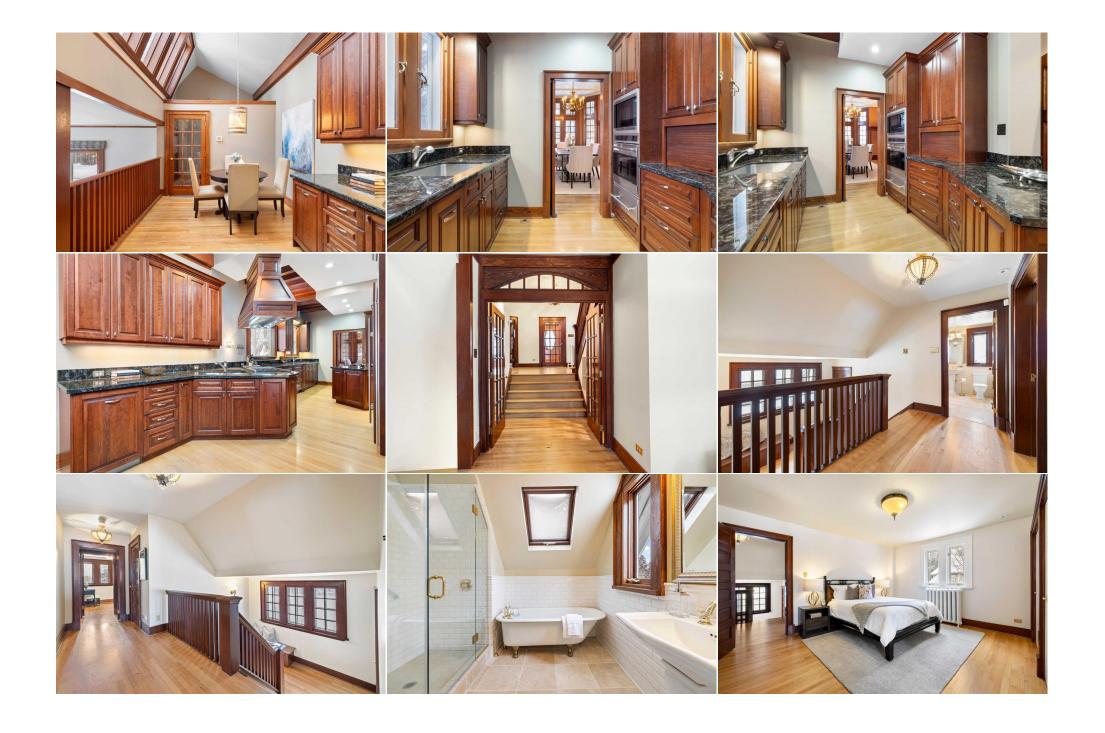
Real Estate Professionals Inc. Property Listed By:

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