



THE
A-TEAM

**RE/MAX
FIRST**

603 HILLCREST Avenue, Calgary T2S 0N1

MLS® #: **A2123019**

Area: **Elbow Park**

Listing Date: **04/18/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **11,054 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,026**
Low Sqft:
Ttl Sqft: **3,026**

DOM

31
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **9**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped,Private,Rectangular Lot
Additional Parking,Double Garage Detached,Driveway,Garage Door Opener,Heated
Garage,Insulated,Tandem,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Private Entrance,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Cooktop,Microwave,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Crown Molding,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 19`4"	Dining Room	Main	15`9" x 12`5"
Kitchen	Main	15`9" x 20`8"	2pc Bathroom	Main	3`2" x 9`2"
Office	Main	11`10" x 17`2"	Office	Main	29`4" x 13`2"
Bedroom - Primary	Upper	14`1" x 19`10"	3pc Ensuite bath	Upper	9`8" x 8`9"
Bedroom	Upper	11`0" x 16`2"	4pc Bathroom	Upper	9`7" x 9`4"

Family Room
Dining Room
3pc Bathroom
Game Room
Furnace/Utility Room

Upper
Upper
Lower
Lower
Lower

22`10" x 12`1"
12`5" x 9`9"
5`11" x 6`9"
15`7" x 23`2"
6`5" x 6`5"

Kitchen
Bedroom
Kitchen
Storage

Upper
Lower
Lower
Lower

12`5" x 7`4"
13`11" x 14`9"
12`0" x 21`2"
10`4" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

38450

Zoning:
R-C1

Remarks

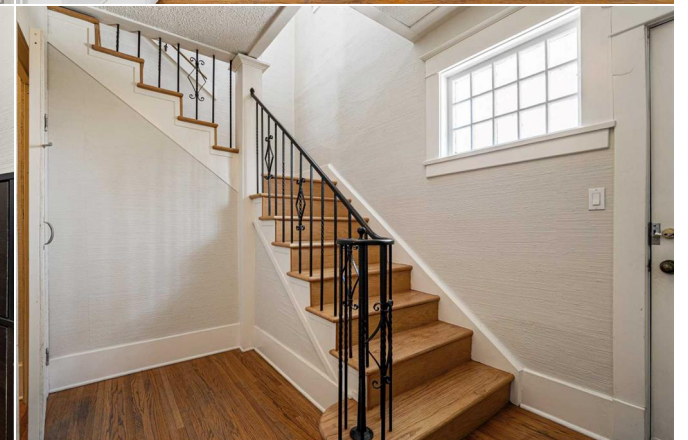
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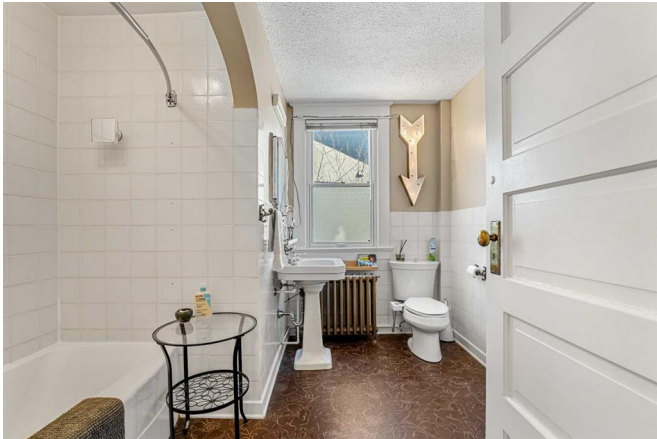
Welcome to your vintage oasis nestled in the prestigious Elbow Park neighbourhood where historic charm meets modern luxury. An unprecedented 50'x218' sprawling homesite backing the Elbow River and exuding amazing valley views and is tucked away from the main road providing the ultimate privacy. This timeless property offers Endless opportunity, currently being used as a LIVE/WORK space with offices, your guests greeted in the welcoming front living room providing privacy from the separate working areas and several exterior entry access points. In addition this home includes a charming full illegal suite in the basement with its own separate private entrance. If you prefer remove the false walls to enjoy over 4000 sq.ft of living space or redevelop the property to take advantage of the amazing second floor views and 0.25 Acre lot size. This is a perfect sit and hold property as well with the anticipation of the new blanket zoning proposals being review with the city. With that, with minor adjustments you could create 3 separate illegal suites for the savvy investor. As you step inside, you're greeted by elegant craftsmanship and architectural details that tell a story of a bygone era. Original Oak and Fir hardwood floors, intricate moldings, and classic fireplaces create an ambiance of classic design. The main floor invites you to unwind in style with spacious living areas bathed in natural light. Entertain guests in the grand living room or host intimate gatherings in the formal dining area. The kitchen has recently been redone, equipped with Jenn-Air cooktop, Miele dishwasher, double ovens, and custom cabinetry. Upstairs, you will find endless possibilities, also offering its own private entrance, recently completed kitchen and spacious living space as well as 2 additional private bedrooms. Outside, the enchanting backyard is a tranquil retreat where you can relax and soak in the beauty of nature. Take a leisurely stroll along the banks of the Elbow River, just steps away from your doorstep, and embrace the serenity of waterfront living. Don't forget the 4 car heated garage providing enough room for all of your toys and an additional workshop as well as additional 5 car parking on the driveway. Conveniently located near trendy shops, gourmet restaurants, and top-rated schools, this property offers the perfect blend of luxury and convenience. Whether you're seeking a peaceful sanctuary or a vibrant urban lifestyle, this vintage gem in Elbow Park is sure to exceed your expectations. Don't miss the opportunity to make this exquisite property your own and create lasting memories in one of Calgary's most coveted neighbourhoods.

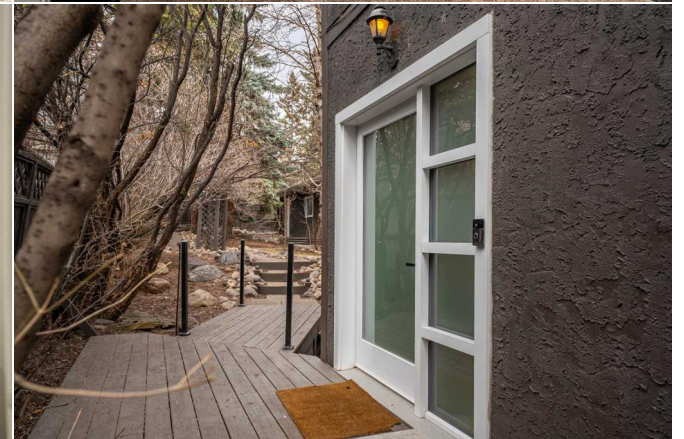
Inclusions:
Property Listed By:

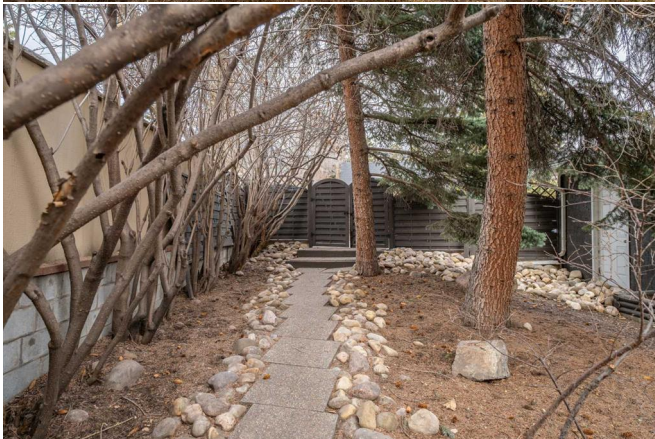
NA
eXp Realty

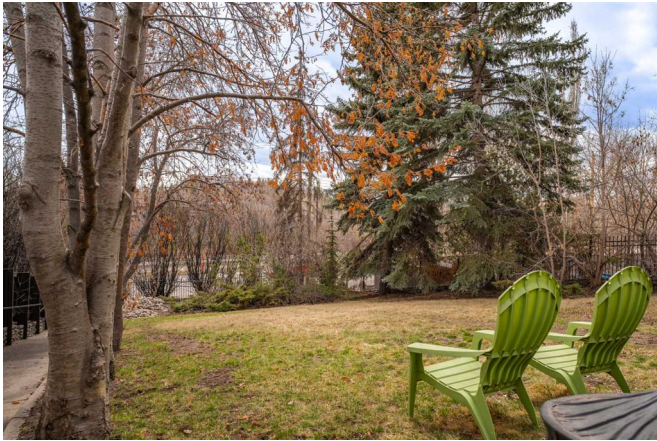
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











603 Hillcrest Ave SW, Calgary, AB

Main Floor Exterior Area 1663.86 sq ft
Interior Area 1570.36 sq ft



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1st Floor Exterior Area 1343.06 sq ft
Interior Area 1241.37 sq ft



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Basement (Below Grade) Exterior Area 1163.66 sq ft
Interior Area 1064.29 sq ft

