

3815 6 Street, Calgary T2S 2M9

MLS®#: **A2140617** Area: **Elbow Park** Listing **06/13/24** List Price: **\$1,586,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$79k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1914**
Lot Information
 Lot Sz Ar: **5,629 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,280**
 Low Sqft:
 Ttl Sqft: **2,280**

DOM

107
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (3 0)**
 Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Many Trees,Paved**
 Park Feat: **Double Garage Detached,Insulated,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Parquet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),French Door,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 10`3"
Kitchen	Main	20`4" x 15`5"
Den	Main	11`0" x 8`11"
Bedroom	Basement	8`8" x 12`7"
Storage	Basement	8`10" x 5`6"
Storage	Basement	8`8" x 4`8"
Bedroom - Primary	Upper	11`11" x 13`1"

Room	Level	Dimensions
Dining Room	Main	11`11" x 14`0"
Family Room	Main	11`10" x 17`7"
Game Room	Basement	18`7" x 27`10"
Laundry	Basement	19`0" x 9`6"
Storage	Basement	8`10" x 14`8"
Furnace/Utility Room	Basement	11`3" x 14`0"
Bedroom	Upper	11`7" x 13`1"

Bedroom
4pc Bathroom
4pc Bathroom

Upper
Main
Basement

10`6" x 18`6"

Bedroom
4pc Bathroom

Main
Upper

11`9" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5584R

Remarks

Pub Rmks:

*****Open House Saturday Sept. 21st Noon to 2 PM. *** Gorgeous 1914 craftsman-style home in the prestigious and historic community of Elbow Park just a 5-minute walk in either direction to the River. This unique 1.5-storey home seamlessly combines character and modern conveniences while still maintaining its original charm. Sip morning coffees on the expansive full-width, front porch with views of the quiet treelined street surrounded by mature landscaping, wrought iron fence and meticulously manicured lawn. The bright and airy interior is bathed in natural light accenting the old-world features, antique details and gleaming hardwood floors. French doors lead to the timeless living room inviting relaxation in front of the charming brick-encased, wood-burning fireplace. Similarly, the adjacent dining room embraces that classic charm with incredible original details including a built-in window bench and an entire wall of windows streaming in natural light. The kitchen has been updated to incorporate modern features of stainless steel appliances and a gas cooktop alongside country farmhouse elements of a deep apron sink and colourful tile. A breakfast nook allows for ample space for casual meals while 3 oversized windows showcase tranquil backyard views. The family room boasts another charming fireplace and is perfect for curling up with a good book or unwinding after a long day. Those enchanting original details are continued into the captivating den with another fireplace flanked by built-ins and an oversized window framing front porch views creating an inspiring work or study space. A spacious primary bedroom and a full bathroom are also on this level ideal for family members or guests with mobility issues. Hardwood floors and beautiful wainscoting adorn the upper level hallway. This level is home to 3 huge bedrooms drenched in sunshine with easy access to the 4-piece bathroom. A ton of additional, extremely versatile space awaits in the finished basement. Easily divide the massive rec room with furniture to create zones for media, games and play. Another fireplace invites you to put your feet up and relax. There is also a flex room for an enclosed gym or office, ample storage. A full luxurious bathroom is also situated on this level. The tranquil backyard oasis is finished with low-maintenance patio pavers for several ways to enjoy the outdoors hosting casual barbeques, dining alfresco or lounging soaking up the sunny west exposure. Privately nestled behind mature trees, a tall fence, a back brick wall and the insulated and drywalled double detached garage. Paved back lane too, further adding to your comfort! All this and a phenomenal location within an extremely family-oriented neighbourhood that borders the Elbow River pathway system and includes great schools, parks, tennis courts, ice rink, fun community events including movies in the parks and much more all within walking distance!**

Inclusions:
Property Listed By:

**TV attachments, stand-up fridge/freezer in the basement, alarm system, furniture is negotiable.
Century 21 Bamber Realty LTD.**

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









