



THE
A-TEAM

**RE/MAX
FIRST**

1209 RIVERDALE Avenue, Calgary T2S 0Z1

MLS®#: **A2143122**

Area: **Elbow Park**

Listing Date: **06/20/24**

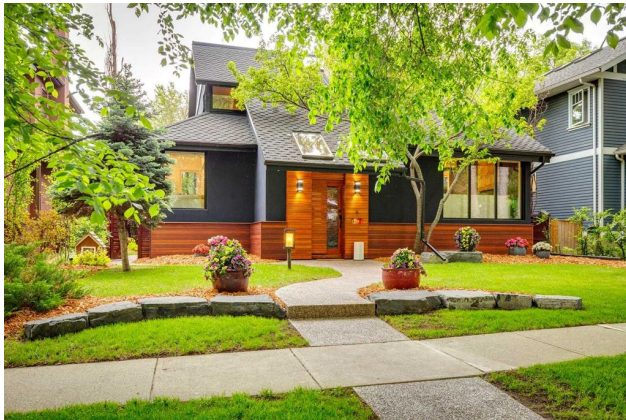
List Price: **\$2,550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **6,253 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Cork,Hardwood,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
1pc Bathroom	Main	2`3" x 5`8"
Other	Main	14`10" x 6`4"
Family Room	Main	17`7" x 18`3"
Living Room	Main	11`9" x 14`10"
4pc Ensuite bath	Second	8`4" x 8`11"
Bedroom	Second	10`0" x 12`11"

Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 7`9"
Dining Room	Main	14`4" x 11`7"
Kitchen	Main	16`5" x 17`5"
3pc Bathroom	Second	9`11" x 7`4"
Bedroom	Second	13`4" x 12`7"
Bedroom - Primary	Second	17`8" x 14`11"

Walk-In Closet
Bedroom
Storage

Second
Basement
Basement

14`5" x 17`4"
13`5" x 11`7"
9`0" x 7`11"

3pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

7`3" x 7`6"
29`6" x 29`8"
6`3" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4078U

Remarks

Pub Rmks: **Located on the last block of Riverdale Avenue, closest to Sandy Beach, this home was extensively renovated in 2020 + shows fabulously. No expense was spared in the reconfiguration/redesign of the home + includes Lovely landscaping + appealing curb appeal with newer stucco exterior welcomes you to the property. The main floor offers a large living room with vaulted ceiling + feature wall with wood burning fireplace overlooking the street + spacious for large gatherings. The kitchen is the hub of the house with its huge island to gather around, an abundance of custom made cabinetry + professional Wolfe appliances. Off the kitchen there is a flex room/nook with built in banquette + a substantial dining room with built in bar (wine fridge + additional beverage fridge) with patio access to large deck creating an excellent flow of indoor/outdoor, living/entertaining. Light streams into the upper level through the huge skylight in the hallway. There are 3 roomy bedrooms upstairs, family bath with steam shower + primary bedroom with ensuite that includes a soaker tub + stand alone + fabulous walk in dressing room. Lower level is fully developed with acid washed heated concrete flooring, a very open family room with space for office/gym + tv area . 4th bedroom on this level + additional full bath. The Renovation (\$750,000 to the house + \$250,000 on landscape) includes kitchen, bathrooms, windows, (with lifetime warranty), in floor heating in lower level, hardwood flooring, plumbing, electrical, doors, painting, bathroom + bedroom cabinetry, exterior stucco on house + garage (+ heated), eavestroughs, fascia, cladding, new gas line, water line + sewer lines to the house; landscaping includes new irrigation system, new trees + planting, fences + deck. Walk to Sandy Beach, Elbow Park + Rideau Park schools, Glencoe Club + Britannia shops + parks. Very close to 4th street shops, Calgary Golf + Country Club, Chinook Center + downtown. Unbeatable location with fantastic neighbors.**

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

