



THE
A-TEAM

**RE/MAX
FIRST**

3219 ELBOW Drive, Calgary T2S 2J4

MLS®#: **A2146717**

Area: **Elbow Park**

Listing Date: **07/15/24**

List Price: **\$1,399,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**

Lot Information

Lot Sz Ar: **4,208 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

63
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Wine Refrigerator**
Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`7" x 15`7"
Living Room	Main	15`9" x 14`3"
Other	Upper	15`0" x 6`2"
Bedroom	Upper	11`2" x 11`6"
3pc Bathroom	Upper	8`1" x 6`1"
Den	Basement	13`10" x 6`5"
3pc Bathroom	Basement	6`2" x 5`9"

Room	Level	Dimensions
Kitchen	Main	15`3" x 19`2"
Bedroom - Primary	Upper	10`10" x 12`1"
Bedroom	Upper	11`0" x 12`10"
5pc Ensuite bath	Upper	14`4" x 11`0"
Game Room	Basement	24`5" x 13`2"
Laundry	Basement	13`7" x 9`7"
Furnace/Utility Room	Basement	8`11" x 12`9"

Title:
Fee Simple
 Legal Desc:

3452W

Zoning:
R-C1

Remarks

Pub Rmks: **Nestled in the heart of the city, this exquisite 1912 residence marries timeless elegance with modern convenience. Meticulously maintained, every corner exudes charm and sophistication. Step inside to discover a haven of comfort and style and experience unparalleled warmth with heated floors on the main level perfect for chilly mornings and cozy evenings by the tiled gas fireplace reading a book taken from the stunning built-in book cases. The kitchen is a culinary delight, boasting Kitchen Aid appliances and a Sub Zero wine fridge, paired with spectacular granite counters, richly stained cabinetry, open shelving, and distressed wood beams that create an atmosphere that cannot help but inspire. Venture outdoors through French doors, to your own private oasis, where the tiled backyard beckons with a fireplace and sauna, enveloped by stunning landscaping, patio furniture, hanging baskets, and a pergola for alfresco dining and entertaining. Indulge in relaxation within the primary suite, with an ensuite bath, featuring heated floors, a double vanity, frosted window for privacy, and a luxurious claw foot tub as well as a spacious walk-in closet with custom organizers, ensuring ample storage space for all your needs. 2 additional large bedrooms and a full bath complete the 2nd floor. The basement boasts a large rec room, new bathroom, plenty of storage, and a spacious laundry room. The double detached garage with storage shelving exits onto a paved back alley. Seamlessly blending modern convenience with timeless charm, every detail of this home reflects thoughtful curation for contemporary living with a whisper of nostalgic elegance.**

Inclusions: **TVs in Primary Bedroom & Basement, Sound System in the Basement (Speakers, Woofer & Amp), Sauna, Outdoor Back Patio Furniture, Hanging Baskets, Automatic Sprinkler For Hanging Baskets, Storage Shelving in Garage, Nest System**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











