



THE
A-TEAM

**RE/MAX
FIRST**

4002 ELBOW Drive, Calgary T2S 2K1

MLS®#: **A2148277**

Area: **Elbow Park**

Listing Date: **08/08/24**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **-\$74k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Finished Floor Area

Abv Sqft: **1,902**

Low Sqft:

Ttl Sqft: **1,902**

Lot Information

Lot Sz Ar: **6,393 sqft**

Lot Shape:

DOM

41

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Low Maintenance Landscape,Level,Rectangular Lot**

Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace Insert,Forced Air,Wall Furnace**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Warming Drawer,Washer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,No Smoking Home,Recessed Lighting,Wired for Sound,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`1" x 17`2"
Den	Main	14`0" x 13`5"
Mud Room	Main	10`11" x 9`6"
Bedroom - Primary	Second	17`5" x 13`11"
Bedroom	Main	13`11" x 10`4"
Other	Second	19`10" x 4`11"
3pc Bathroom	Basement	4`11" x 8`11"

Room	Level	Dimensions
Dining Room	Main	14`0" x 15`1"
Kitchen	Main	14`0" x 13`6"
2pc Bathroom	Main	2`11" x 6`7"
Bedroom	Second	17`6" x 12`0"
Walk-In Closet	Second	7`3" x 9`11"
4pc Bathroom	Second	6`4" x 12`9"
Office	Basement	11`8" x 11`0"

Game Room

Basement

21`8" x 34`4"

Furnace/Utility Room
Legal/Tax/Financial

Basement

13`5" x 14`11"

Title:
Fee Simple
Legal Desc:

5584R

Zoning:
R-C1

Remarks

Pub Rmks:

Meticulously updated over the past 20+ years this grand home in the heart of Elbow Park exudes character & charm. Situated on a 50 x 128 ft lot, the property has been taken "to the studs" over the past few decades with all new electrical, plumbing, & insulation. Beautiful wood windows & doors (from Loewen) carefully chosen to keep the character intact. The plan is flexible & functional. The large living area enjoys large West facing windows, stunning refinished original bookcases surround a gas fireplace. The dining room will accommodate the largest of gatherings; the original hutch has been painstakingly restored. A spacious office/den space overlooks the backyard. French doors offer the convenience of creating intimate spaces or open them up to entertain in an open concept environment. New addition allows for a spacious mudroom & new 2 pc bath offering convenience & function. The updated kitchen has Sub Zero refrigeration & Thermador electric wall oven & warming drawer. Upper level presents with 3 spacious bedrooms, primary with built-in storage & walk-in closet. New 4 pc main bath is spacious & bright with deep soaker tub & stand up shower. Lower level offers a large rec/games/media area, office space (could also be a 4th bedroom with a window that meets egress), laundry, 3 pc bath & a large utility room with space for work shop & storage. The property is beautifully landscaped: aggregate concrete leads you to a private backyard with rear deck for outdoor entertaining, space for hot tub (wired in), & a stunning triple garage; one single bay measures 21'1" x 10' 4" & one double bay (heated, drywalled and painted with sound & rubber floors it is currently used as a home fitness space) measures 22'4" x 23'3". Elbow Park is one of the cities most desirable communities offering walking distance to some of the province's top rated schools (Elbow Park Elementary School, Rideau Park School, & Western Canada High School), easy access to downtown & an enjoyable stroll along the Elbow Park River Pathway System to the shops & amenities of 4th Street & 17th Avenue & the Glencoe Club. The community enjoys an active community association & a clubhouse offering clay court tennis in the Summer months, skating rinks & outdoor boarded hockey in the winter, a wonderful place to raise your family, call for more information on this exciting opportunity to get into the community!

Inclusions:
Property Listed By:

**PT360x Synergy 360 in garage Gym can be included if desired
RE/MAX First**

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