



THE
A-TEAM

**RE/MAX
FIRST**

3220 6 Street, Calgary T2S2M3

MLS®#: **A2151349**

Area: **Elbow Park**

Listing Date: **07/25/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 13-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,191**
Low Sqft:
Ttl Sqft: **2,191**

DOM

120
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,842 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Garden,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,Rectangular Lot,Treed**

Park Feat:

Alley Access,Garage Door Opener,Garage Faces Rear,Heated Garage,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**

Construction: **Wood Frame,Wood Siding**

Sewer:
Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Private Yard,Storage**

Flooring: **Ceramic Tile,Hardwood,Laminate**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 11`2"
Living Room	Main	18`9" x 13`0"
Foyer	Main	12`0" x 11`2"
Laundry	Basement	7`5" x 6`10"
Furnace/Utility Room	Basement	16`0" x 10`1"

Room	Level	Dimensions
Dining Room	Main	15`5" x 13`7"
Family Room	Basement	23`6" x 12`4"
Den	Main	18`4" x 9`4"
Storage	Basement	12`4" x 9`4"
Other	Main	14`0" x 12`2"

Covered Porch
 Bedroom
 Bedroom
 3pc Bathroom

Main
 Upper
 Upper
 Basement

19`2" x 8`0"
 13`0" x 9`9"
 13`4" x 9`9"
 9`3" x 6`10"

Bedroom - Primary
 Bedroom
 2pc Bathroom
 5pc Bathroom

Upper
 Upper
 Main
 Upper

19`9" x 16`8"
 13`0" x 9`4"
 8`6" x 5`7"
 13`3" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

3452W

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to one of the most beautiful streets in Elbow Park. This two-story home is 2190.20 sq feet, 4 bedrooms up with another 933.73 sq ft in basement, providing plenty of space for a couple or family. Newly renovated since 2013, this beautiful character home is welcoming as you walk up to the large front full length covered porch. Perfect for morning coffee or family quiet time. As you enter the home you are greeted by a large front entry, high ceilings, 10-inch baseboards, new millwork and central taircase. The front living room has a large front window looking over the front porch, with hardwood flooring, beamed ceilings, decorative fireplace, and side south windows to add brightness to the space. The separate arched opening to the rear dining room creates an elegant space to enjoy meals or host more formal family gatherings. The large bright window overlooking the rear deck/patio and side windows create a warm and elegant space. The kitchen with white cabinets, stone counters, and separate walk-in pantry includes a Wolf stainless steel oven range, microwave hood fan, Subzero refrigerator, stainless steel dishwasher, garburator, and beautiful large window over the kitchen sink. The rear den space is large and bright with side and rear windows, perfect for office space or family TV room. The rear patio door entry provides enough space for a mudroom and cabinet. The upper floor hosts 4 bedrooms with large primary with his and her closets, decorative fireplace and entry door to the 5 pc bathroom from primary bedroom and upper hallway. The lower level includes heated floor, 9ft ceilings, 3 pc bathroom, with 2 side windows in the recreation room, creating a great space for family. Lower level also includes finished storage area/wine room, utility room with furnace/humidifier and hot water tank. Laundry room includes front load washer, dryer, stainless steel fridge and small freezer. Backyard includes newly painted rear patio and deck, shed and single detached insulated & drywalled heated garage. Don 't miss this incredible opportunity! Walk to Glencoe Club, schools, shopping, river pathways, tennis courts, Elbow Park community centre, 4th street and much more!**

Inclusions:
 Property Listed By: **Garage drywalled and insulated including a heater. RE/MAX Realty Professionals**

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











