



THE
A-TEAM

**RE/MAX
FIRST**

3812 6 Street, Calgary T2S2M8

MLS®#: **A2164719**

Area: **Elbow Park**

Listing Date: **09/12/24**

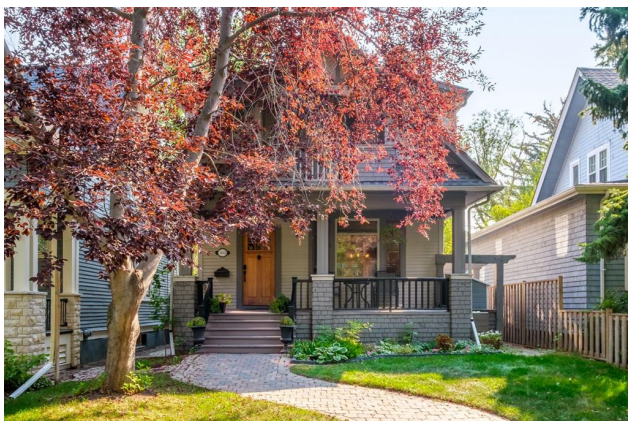
List Price: **\$1,475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1913**
Lot Information
Lot Sz Ar: **4,122 sqft**
Lot Shape: **33'x125**

Finished Floor Area
Abv Sqft: **1,998**
Low Sqft:
Ttl Sqft: **1,998**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Garage Door Opener,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Convection Oven,Dishwasher,Disposal,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Crown Molding,Kitchen Island,Natural Woodwork,Quartz Counters,Recessed Lighting,Sump Pump(s),Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 13`9"	Dining Room	Main	12`10" x 11`0"
Family Room	Main	21`1" x 16`1"	Kitchen	Main	20`9" x 12`6"
Mud Room	Main	8`5" x 6`8"	Bedroom - Primary	Upper	18`7" x 15`0"
3pc Ensuite bath	Upper	8`9" x 6`0"	Bedroom	Upper	13`7" x 11`2"
Bedroom	Upper	13`8" x 8`5"	4pc Bathroom	Upper	9`7" x 7`1"
Game Room	Lower	20`4" x 15`7"	Bedroom	Lower	19`7" x 11`4"
Laundry	Lower	17`7" x 10`5"	Storage	Lower	15`1" x 9`3"

2pc Bathroom
Furnace/Utility Room

Main
Basement

5`4" x 2`4"
10`1" x 3`10"

Office
3pc Bathroom
Legal/Tax/Financial

Basement
Basement

6`8" x 6`4"
9`3" x 6`0"

Title:
Fee Simple
Legal Desc:

5584R

Zoning:
R-C1

Remarks

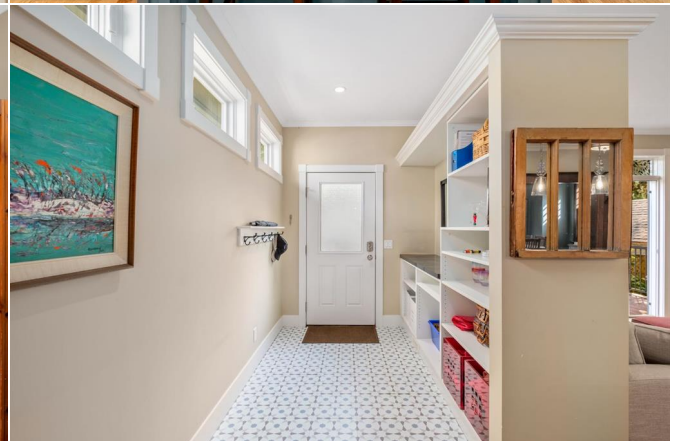
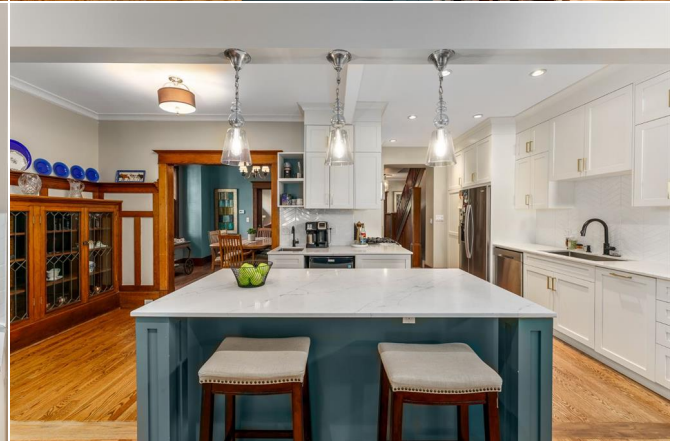
Pub Rmks: **Seize the chance to own a distinctive 1913 Elbow Park home on one of the neighbourhood's most sought-after tree-lined streets. With over 2850 sq.ft. of interior living space, this residence has been meticulously updated while preserving its original charm. The 2014 addition, completed with permits, updated the home's wiring, replaced the entire roof (with hail resistant shingles) and upgraded the attic insulation. Situated higher than its neighbours, this house did not flood in 2013. Enjoy fantastic curb appeal with a west-facing front porch and delightful period details. Step inside to find a formal living room and a generously sized dining room, both with leaded glass windows. Original elements include an original wood-burning fireplace (with a gas lighter), hardwood floors, working wood pocket doors, a built-in wood sideboard, and a stunning wood banister. The spacious family room has patio doors leading to the low maintenance backyard. The chef's kitchen, new in 2020, boasts stainless steel appliances, quartz countertops, and a coffee station with bar sink and bar fridge. Additionally, this floor includes a mudroom with access to a detached garage and a convenient two-piece bathroom. Upstairs, the primary suite features hardwood floors, a beautifully renovated three-piece ensuite (2020), ample storage, and a private balcony. Two additional bedrooms and a family bathroom complete the second level. The full basement includes a large family room, a spacious 4th bedroom, a dedicated office area, laundry, storage, and a full bathroom. The newer oversized single-car garage accommodates most SUVs, and the low-maintenance yard backs onto a paved alley with no restrictions on building a larger garage. Located in the prime area of Elbow Park, 3812 6 St SW offers proximity to all levels of schools, including Western, Rideau Park, and Elbow Park schools. Enjoy easy access to playgrounds, the river pathway, outdoor tennis courts, the community hall, a dog park, the Glencoe Club, the #3 bus route, and the vibrant shops and restaurants of Mission.**

Inclusions: **Eating area sideboard, basement storage shelves**

Property Listed By: **CIR Realty**

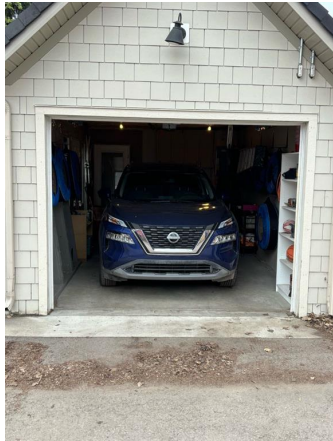
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











3812 6 St SW, Calgary, AB

Main Floor Exterior Area 1122.38 sq ft
Interior Area 1029.17 sq ft



PREPARED: 2024/09/20



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

3812 6 St SW, Calgary, AB

2nd Floor Exterior Area 876.12 sq ft
Interior Area 811.18 sq ft
Excluded Area 10.97 sq ft



PREPARED: 2024/09/20



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3812 6 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 1059.21 sq ft
Interior Area 958.47 sq ft



PREPARED: 2024/09/20



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