



THE
A-TEAM

**RE/MAX
FIRST**

3815 6 Street, Calgary T2S 2M9

MLS®#: **A2195187**

Area: **Elbow Park**

Listing Date: **03/05/25**

List Price: **\$1,548,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1914**

Finished Floor Area

Abv Sqft: **2,355**

Low Sqft:

Ttl Sqft: **2,355**

Lot Information

Lot Sz Ar: **5,629 sqft**

Lot Shape:

DOM

4

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **1 and Half Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Zero Lot Line**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Space Heater**
Sewer:
Ext Feat: **Covered Courtyard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Refrigerator,Wall/Window Air Conditioner,Washer**
Int Feat: **Beamed Ceilings,Built-in Features,High Ceilings,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`8" x 12`0"	Dining Room	Main	14`0" x 12`0"
Kitchen	Main	15`4" x 12`0"	Breakfast Nook	Main	10`2" x 6`2"
Family Room	Main	11`0" x 10`2"	Den	Main	11`2" x 9`0"
Bedroom - Primary	Main	13`2" x 11`8"	Hall	Main	28`4" x 5`0"
Bedroom	Upper	13`0" x 11`8"	Bedroom	Main	13`0" x 11`8"
Bedroom	Main	12`0" x 12`0"	Game Room	Lower	18`8" x 12`6"
Flex Space	Lower	12`8" x 8`8"	Storage	Lower	15`2" x 9`0"
Laundry	Lower	14`6" x 9`8"	4pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

3pc Bathroom
Legal/Tax/Financial

Lower

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

5584R

Zoning:
R-CG

Remarks

Pub Rmks:

Fantastic location in the heart of West Elbow Park, just around the corner from Elbow Park School and 2 blocks to the community centre with year-round activities. Located on what many feel is the most beautiful block in the neighbourhood with a canopy of elm trees and a charming streetscape. Generous 45' x 125' lot (5629 square feet) with sunny west exposure rear yard....these larger lots are becoming hard to find. Great curb appeal with a full-width porch with brick accents This family home has a total of 3130 square feet of development including 4 bedrooms and 3 full baths and vintage Craftsman details throughout. The main floors features 9' ceilings, hardwood floors and many large windows. French doors lead into the large living room anchored by a Craftsman brick fireplace. Lots more character in the amazing dining room. The bright and cheery kitchen is flooded with sunlight and overlooks the rear yard. It includes a casual dining space and a small family room with fireplace is adjacent. A charming office overlooks the front porch and can be closed off from the house with a vintage pocket door. A large bedroom with full-width closet and a 4-piece bath complete the main level. Charming dormered ceilings on the upper level with 3 large bedrooms and a 4-piece bath. The lower level has vintage knotty-pine paneling, a rec room with gas fireplace, fitness-flex space, laundry, newer bath with heated floors and tons of storage. Exterior highlights include a vintage wrought-iron and brick fence, expansive stone patio in the sunny rear yard, brick rear and side-yard fences, dog run with artificial turf and an oversized double garage off the paved rear alley. This has been a happy home for the same family for the past 28 years. A new buyer can move in and enjoy or consider renovating and take it to the next level. A gem in this sought-after community.

Inclusions:
Property Listed By:

None
Century 21 Bamber Realty LTD.

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











