



Updated Elbow Park 1 & 1/2 Storey

Status	Active Listing
Type	Resale -Single Family Detached
Price	\$1,100,000
Location	928 38 Ave SW Calgary, AB T2T2J2
Country	Canada
Prop.ID	50642426
MLS#	C3381008
Beds	5
Baths	1
Halfbaths	1
Sq.Ft.	1862



Imagine the peacefulness and privacy of a treed and landscaped expansive 939.96 square metre lot (nearly 175' deep), in a superb location in historic Elbow Park just steps from the Elbow River and in close proximity to the Glencoe Club! Build your dream home or enjoy the updated existing home built in approximately 1904 and lovingly improved over the years to include newer hardwood flooring and an updated kitchen and bathrooms! Entertain in the formal dining room or more casually on the back deck and patio, perfect for those summer BBQ's! Relax with a cup of tea in the sunny breakfast nook overlooking the beautifully landscaped immense private yard with an abundance of perennials and evergreens! Walk with the kids to excellent schools including French Immersion, run or walk along the river paths and enjoy a short commute downtown! Welcome home!

Contact info

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General

- Over 50 Years Old

Indoor

- Forced Air - Gas
- Mixed Flooring
- 1 Fireplace
- Full Basement

Rooms

- Family Room
- Breakfast Room
- Den/Study

Outdoor

- 1 Car Garage
- Stucco
- Frame/Wood
- Sewer:City
- Asphalt Shingle
- City Water

Amenities

- Fenced Yard

Rooms' Dimensions

- Master Bedroom: 4.1x3.6
 - Den: 4x2.2
 - Family Room: 5.7x3.1
 - Kitchen: 4.56x3.1
 - Bedroom 5: 3.4x2.7
 - Bedroom 4: 3.7x2.7
 - Bedroom 3: 3.5x2.6
 - Bedroom 2: 3.1x2.9
 - Dining Room: 4x4
 - Living Room: 4.8x4
 - Storage Room: 2.8x2.8
 - Rec Room: 5.5x2.7
 - Laundry Room: 3x2.7
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