

3219 Elbow Drive SW
Calgary, Alberta

MLS # A2146717



\$1,399,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	1912 (112 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Walk-In Closet(s)

Inclusions: TVs in Primary Bedroom & Basement, Sound System in the Basement (Speakers, Woofer & Amp), Sauna, Outdoor Back Patio Furniture, Hanging Baskets, Automatic Sprinkler For Hanging Baskets, Storage Shelving in Garage, Nest System

Nestled in the heart of the city, this exquisite 1912 residence marries timeless elegance with modern convenience. Meticulously maintained, every corner exudes charm and sophistication. Step inside to discover a haven of comfort and style and experience unparalleled warmth with heated floors on the main level perfect for chilly mornings and cozy evenings by the tiled gas fireplace reading a book taken from the stunning built-in book cases. The kitchen is a culinary delight, boasting Kitchen Aid appliances and a Sub Zero wine fridge, paired with spectacular granite counters, richly stained cabinetry, open shelving, and distressed wood beams that create an atmosphere that cannot help but inspire. Venture outdoors through French doors, to your own private oasis, where the tiled backyard beckons with a fireplace and sauna, enveloped by stunning landscaping, patio furniture, hanging baskets, and a pergola for alfresco dining and entertaining. Indulge in relaxation within the primary suite, with an ensuite bath, featuring heated floors, a double vanity, frosted window for privacy, and a luxurious claw foot tub as well as a spacious walk-in closet with custom organizers, ensuring ample storage space for all your needs. 2 additional large bedrooms and a full bath complete the 2nd floor. The basement boasts a large rec room, new bathroom, plenty of storage, and a spacious laundry room. The double detached garage with storage shelving exits onto a paved back alley. Seamlessly blending modern convenience with timeless charm, every detail of this home reflects thoughtful curation for contemporary living with a whisper of nostalgic elegance.