

# \$1,795,000 - 3223 Elbow Drive Sw, Calgary

MLS® #A2219312

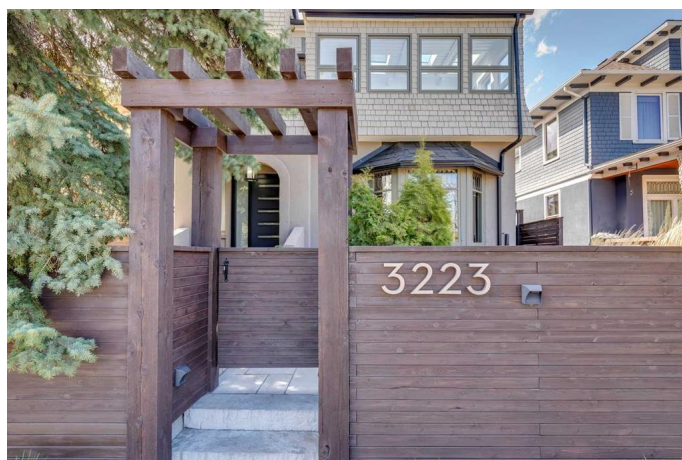
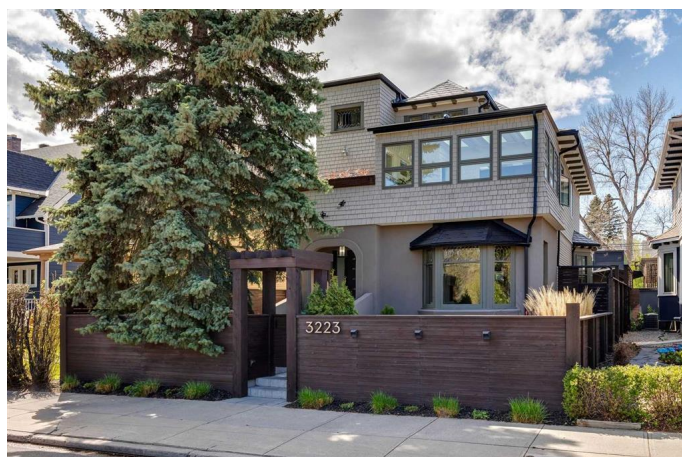
**\$1,795,000**

4 Bedroom, 3.00 Bathroom, 2,731 sqft

Residential on 0.10 Acres

Elbow Park, Calgary, Alberta

This beautifully preserved 2.5-storey Quintessential Character Home in Elbow Park offers 2730.52 sq. ft. above grade, directly facing the Elbow River + complete with convenient front street parking. A welcoming approach through a fenced front yard + private courtyard leads to a stunning front door that sets the tone for the charm and warmth throughout. Inside, the elegant main floor showcases hardwood flooring, coffered ceilings, beveled glass windows + timeless millwork. Designed with flow in mind, itâ€™s ideal for both family living + entertaining, featuring a spacious dining room smartly positioned between the formal living room + a cozy family room with gas fireplace. The modern, functional kitchen includes professional-grade appliances, generous storage + counter space + a striking exposed original brick wall that adds depth + character. Upstairs are three comfortable bedrooms + a sun-filled upper sunroom with skylights + panoramic windows + a private sundeck â€“ the perfect spot to enjoy peaceful river views. The primary bedroom is rich in character with coffered ceilings, fireplace, hardwood floors, exposed brick + a walk-in closet. The renovated family bath features a stand-alone shower + luxurious soaker tub. On the top floor, a dreamy loft with soaring ceilings + built-in bookshelves offers flexibility as a playroom, office, or teenagerâ€™s retreat. The lower level is fully developed with family room including a wet bar, full bath with steam



shower + cheerful laundry area. Outside, enjoy the quiet, low-maintenance, well appointed west-facing backyard with a custom powder coated spiral stair case leading up to a one of a kind grandfathered rooftop patio, adding 600 sq ft of additional outdoor living space above the oversized double detached garage – perfect for relaxing or entertaining. Extensive renovations have been completed inside + out over recent years, including updates to paint, mechanicals, kitchens, bathrooms, lighting, landscaping, garage + the rooftop patio. (Full details available in supplements.) All within walking distance to top schools, the Elbow Park pathway system, Glencoe Club, 4th Street shops, Elbow Park Community Center + downtown.

Built in 1912

### **Essential Information**

MLS® #	A2219312
Price	\$1,795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,731
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	3223 Elbow Drive Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2S 2J4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	8
Zoning	R-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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