\$1,725,000 - 3611 13 Street Sw, Calgary

MLS® #A2270189

\$1,725,000

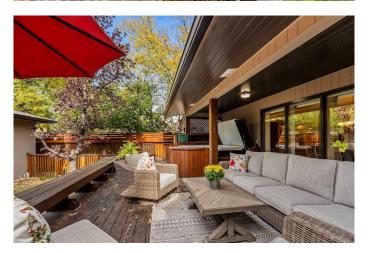
5 Bedroom, 3.00 Bathroom, 2,120 sqft Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

Welcome to this spacious mid-century bungalow offering over 2,100 sq. ft. single level living space with an additional 1928 of space in the lower level, ideally situated on a 62' x 125' west-facing backyard in one of Calgary's most sought-after inner-city communities Elbow Park. This 1950s classic features Rundle rock exterior, a single attached garage, and a detached double garage with convenient alley access. Because of the great square footage, all the rooms are generous in size. Inside the home you'II find three bedrooms on the main level and two additional bedrooms down, providing plenty of flexibility for family or guests. Both main-level bathrooms have been beautifully renovated, while the A large kitchen offers exceptional cupboard space and aA convenient side-entry laundry and storage area. The formal living and dining rooms showcase floor-to-ceiling windows overlooking the stunning west backyard, complete with aA spacious deck, outdoor fireplace, and hot tubâ€"perfect for entertaining or relaxing. In addition to these rooms there is also a main floor family room with a fireplace and loads of built-ins. The lower level is fully developed with a massive family and recreation area, two additional bedrooms and a 3 piece bathroom providing ample room for future customization. Outdoors, the mature landscaping, Â perennial gardens, and Gemstone lighting create an inviting







private retreat. Just a 20-minute walk to the Glencoe Club and a 10 minutes walk to the Â Marda Loop, and 5 minutes to River Park, this exceptional home offers a Walk Score of 83 and Bike Score of 84â€"the perfect blend of character, comfort, and location.

Built in 1956

Essential Information

MLS® # A2270189

Price \$1,725,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 2,120

Acres 0.18

Year Built 1956

Type Residential

Sub-Type Detached

Style Bungalow Status Active

Community Information

Address 3611 13 Street Sw

Subdivision Elbow Park

City Calgary
County Calgary
Province Alberta

Postal Code T2T 3R2

Amenities

Parking Spaces 3

Parking Alley Access, Double Garage Detached, Single Garage Attached

of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacuum, No Smoking Home, Bookcases

Appliances Dishwasher, Dryer, Garburator, Microwave, Range Hood, Washer,

Window Coverings, Built-In Refrigerator, Gas Range

Heating Hot Water, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 11th, 2025

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.