



**4012 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2186632**



**\$1,100,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,585 sq.ft.	<b>Age:</b>	1914 (111 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Gazebo, Lawn, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Granite Counters, Kitchen Island, Vinyl Windows		

**Inclusions:** In backyard: playhouses x 2, kids mud kitchen, play structure, slide, swing-set, trampoline, garbage storage unit, gazebo.

\*OPEN HOUSE SUN 12 JAN 1pm to 4pm\* Exceptional value in the sought after inner-city neighbourhood of Elbow Park. This family-friendly home has over 3500 sq.ft. of finished living space with 5 bedrooms and 3.5 bathrooms, located on a large rectangular lot with a double garage and landscaped backyard. \*\*- An amazing location, just one block to the Elbow River and to Elbow Park School. A few blocks to Stanley Park, and the Glencoe Club. Walking distance to shopping at 4th Street (Mission) and Britannia Plaza. And a quick commute to downtown by car, bike, or transit. \*\*- This original 1914 property has been lovingly renovated keeping the heritage features, with a newer three level rear addition (2013) integrated sympathetically, all with the conveniences for modern living. Plumbing, electrical, heating systems, windows, exterior doors, Hardie Board siding, and flood mitigation measures all upgraded within the last 15 years. Including energy efficient radiant floor heating throughout, with HVAC units for ventilation and secondary heating. \*\*- The interior exudes warmth and charm throughout. With hardwood floors, 9ft ceilings, ornate trim, original double pocket doors, and original push button light switches (with up-to- date wiring).\*\*- On the main floor you will find: a home office located at the front of the property overlooking the front porch; a convenient main floor bathroom with custom vanity; a living room with separate reading nook; a formal dining area with south and east facing windows bringing in lots of natural light; leading to the kitchen with large island and modern two-tone cabinets plus practical under-stairs pantry. The casual dining area features banquette seating and French doors leading out to the deck with gazebo. Also on this floor is a laundry room with sink and an abundance of storage. The spacious back porch/mudroom with fitted closets,

conveniently connects to the backyard. \*\*\*- Upstairs there are four bedrooms plus a bonus room. The primary bedroom, with hardwood floors running through the upper hallway, has double closets, and an ensuite bathroom. \*\*- In the basement you will find a flex area which is currently used as a play area, a 5th bedroom, the 3rd full bathroom, a family room, a hobby room, and ample storage. You will also find the mechanical rooms located on this level. \*\*- This character home is set back from the street with a mature tree out-front. The crushed-gravel driveway leads to the rear of the property where a parking area and detached double garage is located (built 2013). The landscaped back yard is lawned, with raised deck area, feature mural, and many trees. The property also includes all the play structures &ndash; perfect for families! This spacious home provides a remarkable opportunity to live in this extraordinary neighbourhood at a great price. Contact your favourite Realtor today to book a showing and find out why this could be a smart move for you.