



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

3926 9 Street SW  
Calgary, Alberta

MLS # A2249707



**\$2,699,999**

|           |                                                               |        |                   |
|-----------|---------------------------------------------------------------|--------|-------------------|
| Division: | Elbow Park                                                    |        |                   |
| Type:     | Residential/House                                             |        |                   |
| Style:    | 2 Storey                                                      |        |                   |
| Size:     | 3,363 sq.ft.                                                  | Age:   | 2011 (14 yrs old) |
| Beds:     | 5                                                             | Baths: | 5 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached, Garage Door Opener |        |                   |
| Lot Size: | 0.20 Acre                                                     |        |                   |
| Lot Feat: | Landscaped, Rectangular Lot, Treed                            |        |                   |

|             |                                       |            |      |
|-------------|---------------------------------------|------------|------|
| Heating:    | High Efficiency, In Floor, Forced Air | Water:     | -    |
| Floors:     | Laminate, Tile                        | Sewer:     | -    |
| Roof:       | Asphalt                               | Condo Fee: | -    |
| Basement:   | Finished, Full                        | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                    | Zoning:    | R-CG |
| Foundation: | Poured Concrete                       | Utilities: | -    |
| Features:   | See Remarks                           |            |      |

**Inclusions:** Gas stove, Oven-Built-In, Refrigerator, Garage control(s)

Property is located into a quiet street in Elbow Park , , south facing overlooking the Elbow river. Empire Custom Homes has created an exceptional contemporary styled 5 bedrooms 4,735 sq.ft. developed home with fully finished basement. Kitchen and bath establish new benchmarks for luxury and craftsmanship. Elbow Park is in close proximity to several esteemed school and is an ideal location in which to raise a family. Elbow Park offers convenient access to downtown, the 4th street and 17th Avenue shopping districts, the Glencoe Club & Calgary's river pathway system. Please refer to the RMS for accurate measurement.