



**3607 7 Street SW
Calgary, Alberta**

MLS # A2306284



\$2,349,999

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,398 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Tandem		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Boiler, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sauna, Storage, Sump Pump(s)		
Inclusions:	Sauna, Hot Tub		

OPEN SUN JUNE 28...2-4 PM!! Rare 1912 American Arts & Crafts Masterpiece-The Only Carriage House in Elbow Park! Nestled in heart of coveted Elbow Park, this exceptional heritage home offers timeless character and modern luxury on one of the most desirable streets. The only property in Elbow Park with a stunning carriage house above a brand-new double garage. Boasting approx. 3200 sf of developed living space plus a 630 sf one-bedroom legal suite, this 3 bedroom + den , 3.5 bath family home blends historic charm with thoughtful updates. Interior highlights: light-filled 3rd floor attic is a showstopper - fully air-conditioned with dramatic ceilings and an abundance of custom built-ins - an ideal home office, studio or peaceful retreat. Second floor retains original narrow oak strip hardwood floors and classic detailing, private balcony off one of 2 bedrooms plus a new primary bedroom complete with luxurious ensuite and generous built-in storage. Main floor was completely gutted in 2012 and now features an inviting open layout anchored by the original wood-burning fireplace and a beautiful breakfast nook off the gourmet kitchen. Basement offers excellent functionality with a gym area, laundry, full bath, and a built-in Murphy bed - the perfect hangout space for teens or guests. It maintains the home's original steam boiler system with classic cast-iron radiators scattered throughout the house, a hallmark of quality historic homes in the neighborhood. Outdoor Living & Backyard Oasis: Step outside to a private west-facing backyard paradise. A massive new Italian stamped concrete patio and walkway (poured last year) creates seamless indoor-outdoor living, complete with a new sauna, new hot tub, and a covered overhang off the garage featuring a wood-burning fireplace and Bromic infrared heaters for year-round enjoyment. The fully irrigated front yard includes

mature perennials and striking espaliered Honeycrisp apple trees that produce abundant large fruit. Backyard is low-maintenance with concrete and rock landscaping. Brand new exterior paint and charming front verandas add to the exceptional curb appeal. Premium Carriage Suite: Above the new double garage with its epoxy flake floor sits Elbow Park's only carriage house. This bright 630 sf 1 bedroom suite includes a heat pump with A/C, vinyl flooring, and stainless steel appliances - perfect for extended family, a nanny, in-laws, or income potential. Unbeatable Elbow Park location: Tennis courts just 3 doors down, Christchurch Preschool (2 blocks) and Elbow Park Elementary (3 blocks), Off-leash with its famous toboggan hill only 1 block away, 3 blocks to the Elbow River and extensive park pathway system, 3 blocks to the Glencoe Club.....This is a true 10/10 property - a rare opportunity to own a meticulously maintained heritage home with one-of-a-kind features in Calgary's most sought-after inner-city SW community. Historic craftsmanship meets contemporary living at it's finest!