



**3926 9 Street SW
Calgary, Alberta**

MLS # A2316330

\$2,699,000



Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,363 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, Treed		

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

Inclusions: None

Property is located into a quiet street in Elbow Park, south facing overlooking the Elbow River. Empire Custom Homes has created Ana exceptional contemporary styled 5 bedrooms, developed home with fully finished basement with huge recreation room. 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.