



**GRASSROOTS**

REALTY GROUP

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**506 38 Avenue SW**  
**Calgary, Alberta**

**MLS # A2323877**



**\$900,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1916 (110 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Converted Garage, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, See Remarks, Square Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming character bungalow in prestigious Elbow Park, beautifully situated on a large corner lot along 38 Avenue SW. Rich in history and filled with timeless charm, this special property has been a gathering place for generations. Set on prime bottomland with fertile soil and exceptional south and east exposure, the home enjoys abundant natural light from sunrise to sunset, while the valley location offers a sheltered microclimate from prevailing winds. The location is outstanding—just steps to river pathways, highly regarded schools including Elbow Park School, downtown Calgary, restaurants, shopping, the Glencoe Club + the Elbow Park Community Centre with tennis courts, playground + seasonal skating rink. This is a rare opportunity to own a substantial lot in one of Calgary’s most sought-after inner-city neighborhoods. The property consists of two titled lots (see Title and RPR), with the bungalow situated on the west parcel. A long private driveway leads to a historic grandfathered wood garage, while a renovated former garage has been transformed into a versatile studio, nursery, or private office complete with its own walled patio + garden retreat. The expansive grounds are framed by mature hedges, English gardens, and towering evergreens, creating exceptional privacy + a beautiful natural setting. Inside, the home showcases hardwood floors, high ceilings, original details + a remarkably functional layout that lives larger than its footprint. Large windows fill the living and dining areas with natural light, while an original fireplace and charming piano nook add warmth and character. The inviting front porch overlooks the sunny gardens and quiet tree-lined street. The updated east-facing kitchen features newer cabinetry, a Kohler cast-iron farmhouse sink, JennAir electric stove + a 32-inch Vent-A-Hood range hood. Farrow & Ball paints +

wallpaper enhance the home's timeless appeal. Three bedrooms + a beautifully preserved bathroom with an upgraded sink + the original claw-foot tub complete the main level. Numerous upgrades have been completed over the years, including replacement of all knob-and-tube wiring, new plumbing + a high-efficiency furnace. Three heat sources remain available: the historic tiled fireplace insert, original 1916 steam boiler + modern furnace system. A unique bonus is the attic, with ceiling heights exceeding seven feet at the peak and a large south-facing window, offering excellent potential for future development. The unfinished basement retains its historic character with original utility spaces including the former coal + wood room, cold storage area, laundry room, office nook + workshop. Original storm windows + authentic tin tile detailing in the historic garage further preserve the remarkable heritage of this truly special Elbow Park property.