



GRASSROOTS
REALTY GROUP

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3217 Elbow Drive SW
Calgary, Alberta

MLS # A2323976



\$1,279,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,457 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Rear Drive, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Creek/River/Stream/Pond, Front Yard, Greenbelt, Lands		

Heating:	High Efficiency, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Softwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Quartz Counters, See Remarks, Stone Counters, Vinyl Windows		

Inclusions: N/A

Nestled on prestigious Elbow Drive, directly across from picturesque park space, green space, and the scenic Elbow River, this classic 2 $\frac{1}{2}$ -storey character home offers a rare opportunity to own a truly special property in one of Calgary's most desirable locations. Offered as an estate sale, this cherished family home has been lovingly enjoyed for many years and is rich with warmth, history, and timeless charm. Step inside to discover impressive 9'3" main floor ceilings, an inviting front foyer anchored by a beautiful stone fireplace, and expansive living spaces filled with character. The open living and dining areas feature hardwood flooring, elegant bay windows, and striking beamed ceilings, creating an atmosphere that is both grand and welcoming. The updated kitchen blends modern convenience with classic appeal, offering quartz countertops, stainless steel appliances, under counter lighting, pot lights and a bright eating area perfect for everyday living. Main floor laundry adds convenience and functionality. Upstairs, the second level features four generous bedrooms and an updated 3-piece bathroom. The primary bedroom offers patio doors leading to a large west-facing sundeck—an ideal retreat for enjoying afternoon sun and evening sunsets. The third level adds incredible versatility with a bonus room, flex space, and potential recreation area, all enhanced by charming dormer windows that fill the space with natural light. While the roof has been replaced relatively recently and the exterior remains in solid condition, the interior presents an exciting opportunity for renovation or personalization to suit modern tastes while preserving the home's original character. Outside, the private west-facing backyard offers a spacious sundeck, multiple patio areas, and an older single detached garage with convenient alley

access. Mature landscaping in the front yard, including a beautiful lilac hedge, provides privacy and enhances curb appeal along iconic Elbow Drive. With immediate access to walking and biking pathways and just minutes from the boutiques, dining, and amenities of 4th Street SW, this is an exceptional opportunity to restore, renovate, or simply appreciate a remarkable home in an extraordinary setting. Note: Metal roofing and most windows are vinyl.