



**729 Riverdale Avenue SW
Calgary, Alberta**

MLS # A2326488



\$4,198,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,709 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All TV's, Genrac Back Up Generator, Dishwasher x 2, Wine Fridge x 2

Situated on one of Calgary's most prestigious streets, beneath a canopy of mature elm trees, this timeless brick-built residence offers over 5,200 sq.ft. of refined living space on a prominent 52' corner lot in highly sought-after Riverdale Avenue. Elegant, classic + thoughtfully designed for modern family living, this exceptional home combines luxurious finishings with warmth, functionality + enduring craftsmanship. A grand centre hall layout welcomes you with soaring 10' ceilings + beautifully proportioned principal rooms, including an elegant formal living room + sophisticated dining room ideal for entertaining. At the heart of the home, the expansive chef's kitchen is outfitted with premium appliances including a Sub-Zero refrigerator, double wall ovens, two dishwashers, a Miele coffee station + an oversized granite island with prep sink. The kitchen naturally opens into the inviting family room + sunny south-facing backyard, creating the perfect everyday gathering space. A private main-floor office + spacious mudroom complete the exceptionally functional main level. Upstairs, a dramatic vaulted upper hallway with skylights floods the space with natural light. The luxurious primary retreat features a spa-inspired five-piece marble ensuite + an expansive walk-in closet. Three additional bedrooms complete the upper level, including one with its own private three-piece ensuite, along with a beautifully appointed five-piece family bath + convenient upper laundry room. The fully developed lower level offers outstanding versatility with a large recreation room, media/lounge space, guest bedroom + abundant room for family living + entertaining. Outside, the south-facing backyard is a true private retreat featuring a concrete patio, built-in BBQ, wood-burning fireplace, underground sprinklers + mature landscaping. A rare opportunity to own a truly exceptional

family home in one of Calgary's most coveted inner-city communities — just moments from the Elbow River pathways, Stanley Park, downtown, Britannia Plaza, Elbow Park School, Christ Church + the Glencoe Club.