



GRASSROOTS
REALTY GROUP

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3607 7 Street SW
Calgary, Alberta

MLS # A2336894



\$2,199,900

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, City Lot, Landscaped, Lawn, Level, Low Maint		

Heating:	Boiler, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	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 (red cedar), Hot Tub		

Rare bespoke character home in the heart of coveted Elbow Park, thoughtfully renovated while preserving the craftsmanship and architectural details of this exceptional residence. The main floor was completely gutted and reimagined in 2012, creating a warm, inviting layout designed for both everyday family living and entertaining. The original wood burning fireplace provides a striking focal point, while the gourmet kitchen flows naturally into a beautiful breakfast nook. Original architectural details blend seamlessly with modern finishes and an abundance of natural light. Upstairs, the second floor retains the home's original narrow oak strip hardwood floors and timeless heritage detailing. Two bedrooms provide excellent flexibility, including one with a private balcony. The completely renovated primary suite is a luxurious retreat, featuring generous built in storage and an exquisite ensuite finished with beautiful basket weave marble detailing and refined contemporary finishes. The fully finished third floor attic is a true showstopper. Bathed in natural light through beautiful dormer windows, this exceptional space features dramatic ceilings, full air conditioning, and an abundance of custom built ins. Whether envisioned as a private sanctuary, sophisticated home office, creative studio, reading room, or additional family retreat, the attic offers an extraordinary sense of space and privacy. The lower level adds even more versatility with a gym area, laundry, full bathroom, and built in Murphy bed, creating an ideal space for teenagers, guests, or extended family. The home retains its original steam boiler system and classic cast iron radiators, adding to the authentic character and quality of this remarkable residence. Outside, a private west facing backyard provides an exceptional setting for year round enjoyment, with a massive new Italian stamped concrete patio and

walkway, new sauna, new hot tub, and covered garage overhang featuring a wood burning fireplace and Bronic infrared heaters. The fully irrigated front yard is beautifully landscaped with mature perennials and espaliered Honeycrisp apple trees. Above the brand new double garage is Elbow Park's only carriage house, a bright 630 sq. ft. legal one bedroom suite with heat pump and A/C, vinyl flooring, and stainless steel appliances. Perfect for extended family, a nanny, guests, or income potential. An extraordinary offering in one of Calgary's most sought after communities, combining historic craftsmanship, sophisticated renovations, exceptional outdoor living, and a truly one of a kind carriage house.