



GRASSROOTS
REALTY GROUP

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3019 2 Street SW
Calgary, Alberta

MLS # A2343136



\$2,450,000

Division:	Roxboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,658 sq.ft.	Age:	1912 (114 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Undergr		

Heating:	Baseboard, In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows, Wood Windows		
Inclusions:	All Window Coverings		

For 36 years the same owners have delicately & intentionally introduced comfort & modernization with deep care, thought & respect to beautifully preserve & maintain the architectural integrity & soul of this elegant 1912 home. The warmth & quality of classic vintage of this era is present throughout. New hardwood with in-floor heating flows through the entire main floor. Custom period-accurate replica windows masterfully preserve the historical character of 1912 while offering modern energy efficiency. The office just off the front door offers complete privacy for working at home. The grand & inviting living room serves as a breathtaking centrepiece of the home. This expansive room features a fireplace, beamed ceilings and an abundance of custom windows that bathe the entire space in natural light. A bright west facing modern kitchen with island & eating area offering a wonderful space for family dinners. An additional separate dining room for more formal evenings. A powder room completes this level. French doors off the kitchen offer a seamless transition to a private, southwest-facing deck, brilliantly merging indoor and outdoor living. This peaceful retreat opens onto a stone patio, creating an extension of your home & a showcase for outdoor entertainment. Up stairs to the 2nd level you'll find a large master bedroom with ensuite, 3 additional bedrooms & 4 piece bath perfect for a growing family. The spacious basement is extremely comfortable with polished concrete floors & in-floor heating. 2 additional bedrooms, laundry & 3 piece bath provide a lovely additional living space. Timeless rod iron front fence, large south side yard, stunning back yard & dbl garage complete this immaculate & beautifully landscaped property. It's very rare to find such a well preserved 6 bedroom GEM (4 up + 2 lower) in the beautiful inner city community of Roxboro.

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