



GRASSROOTS
REALTY GROUP

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1215 Riverdale Avenue SW
Calgary, Alberta

MLS # A2345696

\$2,495,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,815 sq.ft.	Age:	1929 (97 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Fireplace(s), Forced Air, Natural Gas	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:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub, Garage Heater, Wall Mounted Televisions (4) + Speaker Bar and Sub for TV in Family Room, Second Fridge + Freezer in Basement Storage Room, Ring Doorbell + Nest Cameras on Exterior		

Open House Sat & Sun 1pm-3pm! Beautifully positioned on the quiet west end of Riverdale Avenue, one of Calgary's most prestigious addresses, this stunning Arts & Crafts home pairs timeless character with the comfort & functionality of modern family living. A sunny, south-facing backyard, generous 50x125 foot lot, & beautifully transformed outdoor spaces make this property as compelling outside as it is within. The welcoming front porch sets the tone, offering a peaceful place to enjoy the mature trees & streetscape that make Riverdale Ave so sought after. Inside, a classic centre hall floor plan unfolds into gracious, light-filled rooms designed for both entertaining & everyday life. A comfortable front den provides an inviting home office or quiet retreat, while the elegant living room is centered around a wood-burning fireplace. The dining area is equally suited to memorable dinner parties, holiday celebrations & relaxed family gatherings. At the heart of the home, the kitchen & adjoining family room embrace the sunny South exposure in an open, connected layout. A six-burner gas cooktop, wall oven, butcher block island, butler's pantry & a buffet with wine/beverage fridge make the kitchen ideally equipped for hosting. The family room boasts beautiful built-in shelving & cabinets framing a brick gas fireplace, creating a warm gathering place with direct access to the backyard. The extensively transformed backyard brings an entirely new dimension to life at home. French doors open onto an expansive, multi-level deck with distinct spaces for dining, lounging & entertaining. A pergola shelters the oversized hot tub, while two additional seating areas offer inviting settings for morning coffee, summer evenings & time with family & friends. A new oversized double garage, heated & insulated with an extra-height overhead door, adds convenience & year-round

practicality. Upstairs, four generous bedrooms offer exceptional space for family living. The impressive primary suite features soaring vaulted ceilings, beautiful views over the south-facing backyard & a spacious 5pc ensuite. Three additional bedrooms, a 4pc bathroom & convenient laundry complete the upper level. The lower level expands the home's versatility, with a spacious rec & media room anchored by a gas fireplace, flexible areas for a home office or fitness space, a 5th bedroom & a 3pc bathroom. Multiple above-grade windows fill the space with natural light, creating a comfortable retreat for teenagers, guests or extended family. Just half a block from Sandy Beach Park & the extensive Elbow Park pathway system, an easy stroll from highly regarded Elbow Park Elementary School & the Glencoe Club, & within the Western Canada High School boundary, this home places some of the neighbourhood's most cherished amenities at your doorstep. With 5 bedrooms, inviting gathering spaces, beautifully curated outdoor spaces, & a coveted Riverdale Avenue address, this is a home that must be seen! Call for more information!