



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3818 Elbow Drive SW
Calgary, Alberta

MLS # A2346466



\$1,400,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1918 (108 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, No Back Lane, Rectan		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, See Remarks		

Inclusions: BBQ, built-in vacuum, 2 undercount refrigerator

Heritage charm meets modern luxury in this beautifully restored character bungalow, situated on a tree-lined street in prestigious Elbow Park. Set beneath a canopy of mature elm trees on a landscaped 50' x 128' lot, this residence combines classic craftsmanship with substantially newer structural, mechanical and infrastructure systems. A defining feature is the extensive work completed in 2009, including a new preserved-wood foundation and footings that created a full-height, highly finished lower level. Significant upgrades to the home's electrical, plumbing, heating and mechanical systems were completed at the same time, pairing original character with the comfort and confidence of extensive modern improvements. A welcoming front veranda leads inside, where original woodwork, quarter-sawn oak hardwood flooring, custom-milled fir floors and preserved architectural details create warmth and character. The elegant living room is anchored by a Jøtul fireplace insert, while oversized windows fill the home with natural light. The spacious dining room is ideal for intimate dinners or larger gatherings. At the heart of the home, the custom-designed kitchen combines timeless craftsmanship and functionality. Handcrafted cabinetry, a farmhouse sink and skylights are complemented by premium appliances including Sub-Zero refrigeration, a 36-inch DCS gas range and Miele dishwasher. Generous workspace suits everyday living and entertaining, while its backyard connection allows effortless indoor-outdoor living. The main floor offers spacious bedrooms and a beautifully updated bathroom, providing the ease of single-level living without sacrificing character or style. Downstairs, the full-height lower level is an exceptional extension of the home. Warm and extensively finished, it offers a large recreation and games area with pool table, custom built-in

cabinetry, a concealed Murphy bed, a beautifully finished bathroom, engineered hardwood flooring and exceptional storage. An insulated slab with hydronic in-floor heating and additional insulation enhances comfort and sound attenuation, creating versatile space for entertaining, relaxing or accommodating guests. Outside, the private backyard feels like an urban retreat. Mature trees, landscaped gardens, lawn space and a multi-level cedar deck provide inviting areas to relax and entertain. A covered BBQ pavilion with a built-in 36-inch Wolf natural gas barbecue extends the outdoor living season, while the detached garage has been extensively upgraded with insulation, electrical service, concrete floor and automatic opener. Located in one of Calgary's most sought-after communities, this home is steps from the Glencoe Club, river pathways, parks, excellent schools, tennis courts, boutique shopping and excellent restaurants. A rare opportunity to own an authentic Elbow Park home where preserved craftsmanship, substantial modern improvements, exceptional lower-level living and an outstanding inner-city location come together beautifully.