

\$1,495,000 - 230 40 Avenue Sw, Calgary

MLS® #A2085985

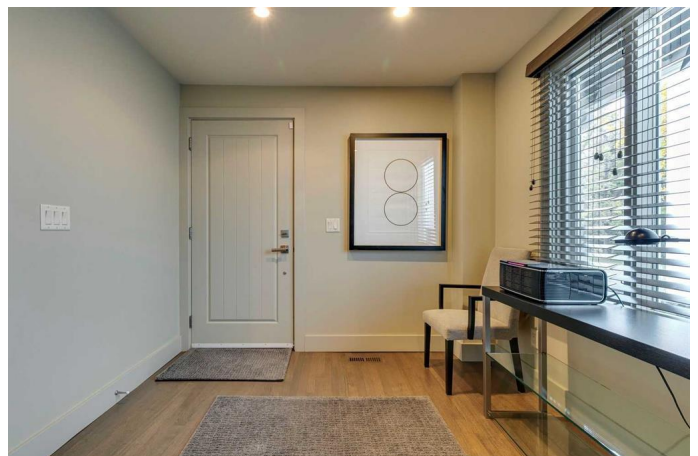
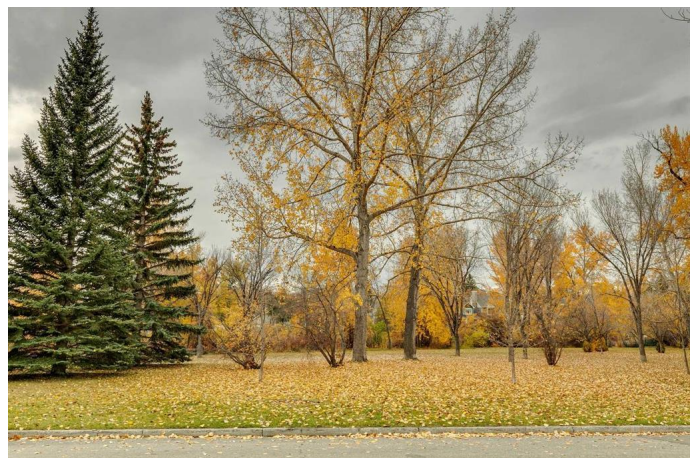
\$1,495,000

3 Bedroom, 2.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Elbow Park, Calgary, Alberta

~ OPEN HOUSE Saturday, October 14th from 1PM-4PM ~ Exceptional value meets an unbeatable location. This chic home is perfectly positioned in East Elbow Park across from a quiet river park & was completely renovated in 2013. Designed for flo + function this beautiful home is perfect for everyday living & entertaining. The open concept floorplan features a welcoming front entrance, living room with a natural wood burning fireplace, dining room, breakfast bar, chef's kitchen & butler's nook, with warm rich hardwood, an abundance of pot lighting throughout and central air conditioning. The kitchen features professional appliances including dual ovens, a 6 burner gas cooktop and hood-fan & has lots of storage & granite counters. Completing the main floor are a large primary suite with a huge walk-in-closet + 4 piece ensuite with dual vanities & soaker tub, a 3 piece bath with large tiled glass encased shower & 2 generous sized bedrooms. On the lower level there is a rec room / office finished with laminate flooring + a large versatile laundry and storage area. This one of a kind home has a fabulous attached oversized heated 25'10" x 21'10" garage providing ample space for parking & storage. Up the stairs from the garage & there's a private roof-top patio to enjoy the sun, a meal, bbq or perhaps afternoon yoga. Join the amazing sense of community in East Elbow Park. This family friendly neighborhood offers excellent schools at all levels - William Reid



(K-4), Elbow Park School (K-6), Rideau School (K-9), Elboya School (K-9), Western Canada High (10-12), Earl Grey (10-12). Walking distance to schools, pathways & parks, tennis & close proximity to the Glencoe Club, 4th Street Mission shops, eateries, dt & more. Come see why so many desire to live in this quiet corner of East Elbow Park.

Built in 1921

Essential Information

MLS® #	A2085985
Price	\$1,495,000
Sold Price	\$1,495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,791
Acres	0.11
Year Built	1921
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	230 40 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0X3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Breakfast Bar, Double Vanity, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Marble, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 24th, 2023
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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