

\$1,800,000 - 314 Roxboro Road Sw, Calgary

MLS® #A2086855

\$1,800,000

4 Bedroom, 3.00 Bathroom, 2,305 sqft

Residential on 0.19 Acres

Roxboro, Calgary, Alberta

This traditional two-storey home is situated on a beautifully landscaped lot, backing onto the serene Elbow River is one of the oldest homes in Roxboro. As you stroll down the brick pathway leading to the entrance, you are welcomed by a spacious foyer. On the right side of the house, a wood-burning fireplace in the living room sets the perfect ambiance for cozy fall evenings. If the fireplace wasn't enticing enough, the living room features stunning French doors that open up to the backyard, allowing you to enjoy the soothing sounds of the river from the comfort of your home. Adjacent to the living room is a bright den with large south-facing windows. On the other side of the home, the centrally located kitchen seamlessly connects to the open-concept dining room and family room, making it effortless to entertain while relishing the upgraded kitchen. Upstairs, the primary bedroom and two well-appointed bedrooms await, along with a notably airy and renovated bath. The basement boasts an additional bedroom and bathroom, perfect for accommodating guests, as well as ample storage space for your summer and winter equipment. The true highlight of this property, however, is the impeccably landscaped backyard, adorned with over 450 plants, creating an idyllic setting for hosting dinner parties or savoring your morning coffee from the rear deck overlooking the flowing river. Don't miss the chance to make this riverside retreat your home sweet home! Schedule a



viewing today and embrace the tranquil beauty of this exceptional property.

Built in 1920

Essential Information

MLS® #	A2086855
Price	\$1,800,000
Sold Price	\$1,825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,305
Acres	0.19
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	314 Roxboro Road Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0R4

Amenities

Parking Spaces	2
Parking	Off Street
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Breakfast Bar, Chandelier, Crown Molding, French Door, Kitchen Island, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Private, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	November 7th, 2023
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PLINTZ REAL ESTATE
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