

\$949,900 - 1024 Sifton Boulevard Sw, Calgary

MLS® #A2102623

\$949,900

2 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

. In prestigious Elbow Park, this meticulously crafted residence boasts a professionally updated interior and exterior, blending elegance with modern comfort. The main floor underwent a complete transformation, ensuring a solid foundation with upgraded electric panel, plumbing, and insulation. The living room sets a warm tone with a cozy gas fireplace, built-in speakers, and rich hardwood flooring spanning the living and dining rooms. Bedrooms provide ultimate comfort and privacy, with the primary bedroom featuring double closets and picturesque backyard views. The focal point is the thoughtfully designed kitchen, offering plentiful cabinets, generous counter space, and a tucked-away barâ€”a haven for any home chef. The bathroom indulges in opulence with a soaker tub, roomy walk-in shower, and heated floors. The basement is partially finished with original classic 1950 details but is in need of renovation, providing an opportunity to customize and enhance the living space. This residence is not just a home; it's a true sanctuary in the heart of the city. Step outside into your private backyard oasis, surrounded by mature trees, creating a tranquil retreat. Entertain on the expansive 580 sqft deck, embraced by fully fenced grounds and the natural beauty of a South-facing front yard with Elbow River views. Situated in Elbow Park, outside the floodplain, this residence offers total privacy, backing onto a utility right of way. The roof, replaced in 2013, ensures durability.



Enjoy proximity to reputable schools, lush green spaces, and a brief commute to Downtown Calgary. A true sanctuary in the heart of the city.

Built in 1946

Essential Information

MLS® #	A2102623
Price	\$949,900
Sold Price	\$885,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1024 Sifton Boulevard Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2L1

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Single Garage Attached

Interior

Interior Features	Bookcases, French Door, Laminate Counters, Recessed Lighting, Soaking Tub, Storage, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	February 28th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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