

\$1,350,000 - 3611 13a Street Sw, Calgary

MLS® #A2110868

\$1,350,000

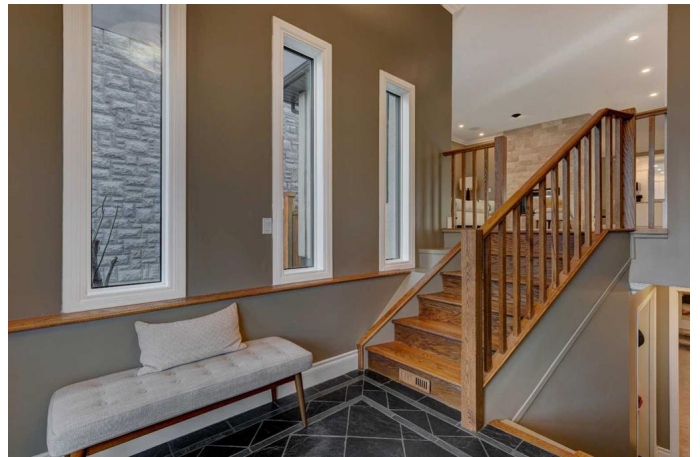
3 Bedroom, 3.00 Bathroom, 2,306 sqft

Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

Welcome to luxury living in the prestigious Elbow Park! This stunning 2300 square foot bungalow offers the epitome of premium living with a central location that's second to none. Nestled in one of Canada's most sought-after neighborhoods, this home boasts elegance and convenience. With three spacious bedrooms on the main floor, including a lavish primary suite featuring a walk-in closet and a spa-like ensuite bathroom, it offers comfort and style blended seamlessly. Plenty of additional space throughout the main floor, with an open plan that is perfect for hosting in the family room, dining room or the living room!

Recent major upgrades elevate the allure of this already impressive home. Enjoy the peace of mind and energy efficiency provided by the high-efficiency modulating furnace installed in 2020. A new roof in 2022 ensures durability and longevity, while central air conditioning installed the same year keeps you cool and comfortable during Calgary's warmer months. Furthermore, new windows installed in all main areas (except bedrooms) in 2023 enhance both aesthetics and energy efficiency, adding to the overall appeal of the home. Step into the expansive backyard, basking in the sun's rays with its sunny west-facing orientation. The lot is extra deep, providing ample space for outdoor entertainment and relaxation. Plus, the double tandem attached garage offers



parking for up to four cars and includes space for a convenient workbench, perfect for DIY enthusiasts or hobbyists.

Experience the pinnacle of luxury living in Elbow Park, where premium amenities, picturesque surroundings, and a central location converge to offer an unparalleled lifestyle. Don't miss your chance to make this exquisite property your new home. Rare to see this value in Elbow Park! Schedule a viewing today and prepare to be captivated by all it has to offer!

Built in 1994

Essential Information

MLS® #	A2110868
Price	\$1,350,000
Sold Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,306
Acres	0.18
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3611 13a Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3S8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Quad or More Attached, Tandem, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Playground
Lot Description	City Lot, No Neighbours Behind, Landscaped, Level, Standard Shaped Lot, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 22nd, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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