

\$999,900 - 608 Sifton Boulevard Sw, Calgary

MLS® #A2116025

\$999,900

3 Bedroom, 2.00 Bathroom, 1,349 sqft
Residential on 0.22 Acres

Elbow Park, Calgary, Alberta

An extraordinary opportunity awaits you to create your dream home on this expansive 75'x125' sq ft lot, nestled just steps away from the picturesque Elbow River pathways in the heart of historic Elbow Park. Positioned across from the river, your new home will bask in an abundance of natural light from the captivating south, east and west exposures. The unrivaled prime location is mere steps away from Elbow Park School and offers easy access to Bow River pathways, River Park, Riverdale off-leash dog park, Sandy beach, Marda Loop, the Glencoe Club, excellent schools, shopping, public transit, and a convenient commute to downtown via 14th Street or Elbow Drive. Don't miss this exceptional chance to construct your perfect home in a remarkable and sought-after location! Please note that house is sold in "as is, where is" condition & is not liveable.

Built in 1936

Essential Information

MLS® #	A2116025
Price	\$999,900
Sold Price	\$985,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349



Acres	0.22
Year Built	1936
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	608 Sifton Boulevard Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2K7

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Soaking Tub
Appliances	None, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 25th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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