

\$1,575,000 - 3604 13 Street Sw, Calgary

MLS® #A2118374

\$1,575,000

3 Bedroom, 4.00 Bathroom, 1,588 sqft

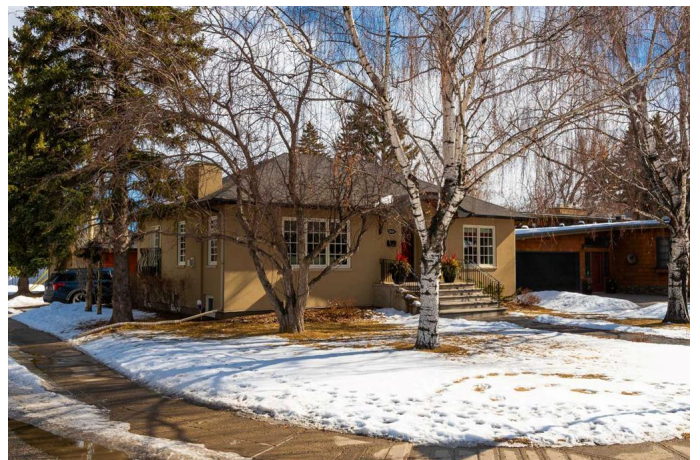
Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Rare, large, renovated executive bungalow in Elbow Park. Upstairs boasts 1588 dev. sq. ft. and an additional 1345 dev. down for a total of 3174 dev. sq.ft. of move in ready living.

Hardwood floors throughout the main floor. Kitchen has leathered granite countertop and has been opened up to the Liv. rm. and Din. rm. and has a sit up bar to easily accommodate 4 chairs. This is a warm, welcoming home with a FP in the living rm., generous Din. rm with built-in china cabinet. Large primary bdrm. has a beautiful ensuite bath with quart countertop vanity, walk-in shower and stand alone tub. There is a 2nd bdrm up which is currently used as a den. A cozy kitchen nook and additional 4pce bath complete the main floor. Downstairs has another large bdrm., with sumptuous 3 pce ensuite that has in-floor heat and is doored off for a perfect space for an older child or nanny. There is another 4 pce bath down that also has in-floor heat to service the gang watching the hockey game in the spacious Rec. rm. A wine cellar, excellent laundry rm., flex rm., storage rm and utility rm. complete this exquisite bungalow in sought after Elbow Park.

This home has on demand hot water and a Kinetico water conditioning system. Close to schools, parks, downtown, Glencoe Club, bikepaths, Calgary Golf and Country Club and the magic of Marda Loop, with it's vast array of cool coffee shops, retail shopping, dining and more. Come and see for yourself !!



Built in 1952

Essential Information

MLS® #	A2118374
Price	\$1,575,000
Sold Price	\$1,525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,588
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3604 13 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3R1

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Single Garage Detached

Interior

Interior Features	Bookcases, Closet Organizers, Crown Molding, French Door, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	May 3rd, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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