

\$2,990,000 - 725 Riverdale Avenue Sw, Calgary

MLS® #A2122930

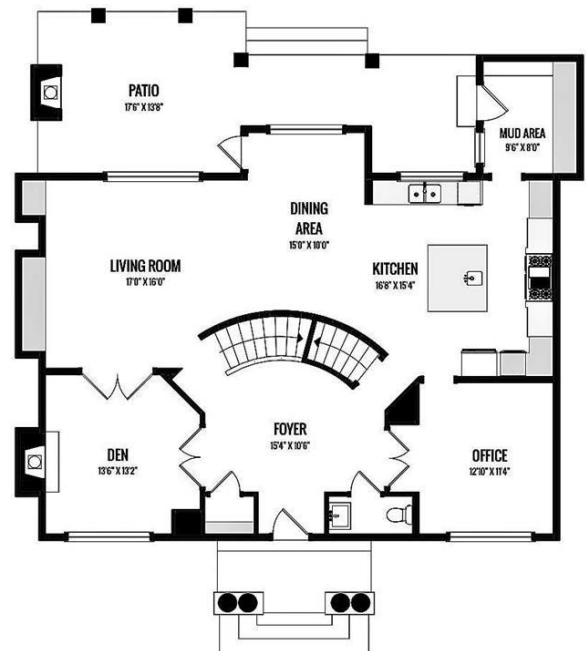
\$2,990,000

4 Bedroom, 4.00 Bathroom, 2,901 sqft

Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

Exceptional location on tree-canopied Riverdale Avenue—one of the most beautiful and prestigious addresses in the City. Close to parks, top schools, shopping and just minutes to downtown. This substantial lot (64' x 120') features lush, professionally landscaped grounds with a sunny south rear exposure and totally private yard. Remarkable rebuild-renovation of the nearly 4200 total square feet by Avant Homes + Gardens (architect Mark Russell). Substantial and further improvements by the current owner. Outstanding curb appeal showcasing perfect symmetry and extensive use of red brick. Generous foyer accented with custom paneling and an organic-sculptural stairwell. Discreet powder room and walk-in closet off the entry. French doors on either side lead to an intimate den with wood burning contemporary fireplace and to a bright home office (or formal dining space). Full-width open plan across the rear of the home with large windows overlooking the yard. The sun-drenched great room features built-ins and paneling and the large casual dining area has access to the rear terrace. Chef's kitchen with custom cabinetry with sparkling stainless accents, Wolf and Subzero appliances, island, main and prep sinks and substantial storage. Adjacent mudroom to keep the family organized. Upstairs you'll find an extravagant primary suite with marble-clad ensuite bath and enormous 200 square foot walk-in closet with island. 2 additional bedrooms, a 5 piece



house bath and laundry room complete the upper level. Fully developed down with sprawling family-media room, 4th bedroom, full bath, fitness-flex (or 5th bedroom) and excellent storage. Incredible yard with large dining terrace with fireplace, lower patio, hot tub and a newly-built oversized double garage with storage room, epoxy floor and glass doors to the yard. Triple mint and move-in ready.

Built in 1998

Essential Information

MLS® #	A2122930
Price	\$2,990,000
Sold Price	\$2,948,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,901
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	725 Riverdale Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0Y4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Gas Starter, Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Landscaped, Underground Sprinklers, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 15th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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