

\$1,800,000 - 3620 7 Street Sw, Calgary

MLS® #A2129421

\$1,800,000

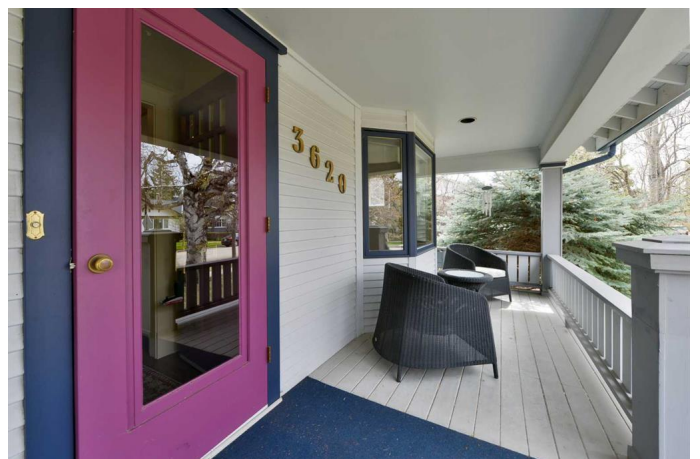
5 Bedroom, 3.00 Bathroom, 2,400 sqft

Residential on 0.22 Acres

Elbow Park, Calgary, Alberta

VERY RARE OPPORTUNITY IN ELBOW PARK! Located in the heart of Elbow Park on a massive 75 X125 ft lot sits a lovingly maintained and updated 1and a half story Elbow Park home. This over 2500sq ft 3 bedroom up one down and with main floor primary bedroom exudes charm and elegance.

The welcoming West facing front porch greets you upon arrival. A large entry way opens to the den with gas fireplace on the left, and the expansive living room with wood burning fireplace to the right. The large private dining room can be closed off from the living room and takes you to a charming great Gatsby style hidden bar just off the dining room. The sun-drenched kitchen features high end stainless appliances including double ovens and opens to a large sunny breakfast area opening to a West facing deck and overlooking the huge beautifully landscaped yard. The large primary bedroom with a substantial walk-in closet and huge 4 piece bathroom completes this level. Upstairs are three sizeable bedrooms all with large closets, and a charming bathroom with moon roof shower. The lower WALKOUT basement was taken down to the studs and professionally renovated in 2014 with all new electrical, furnaces, sump pump, and steel beams added to completely open up the lower level. A huge recreation room is the focus of this level. A separate walk-up entrance completed with metal security screens, a renovated bathroom and bedroom, is adjacent to the separate



entrance. A multitude of windows provides ample sunlight throughout the day in the large laundry room, flex room, and 2 additional storage rooms. This exceptionally located property is one block to Elbow Park School, one block to Elbow Park Tennis club and play park, within bounds for Rideau Park School, Western Canada High School, and William Reid French School, and within easy walking distance to city transit, the shops and restaurants on 4th Street, as well as within close proximity to downtown.

Built in 1918

Essential Information

MLS® #	A2129421
Price	\$1,800,000
Sold Price	\$1,950,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,400
Acres	0.22
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	3620 7 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2Y1

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Cooktop, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 13th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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