

\$1,999,900 - 1131 Riverdale Avenue Sw, Calgary

MLS® #A2131944

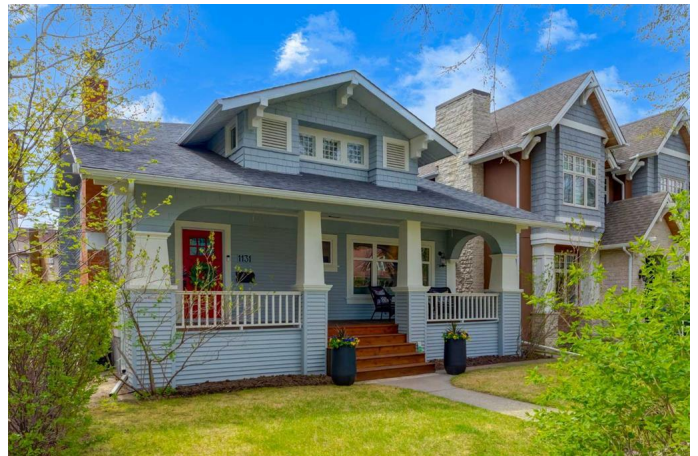
\$1,999,900

5 Bedroom, 4.00 Bathroom, 3,316 sqft

Residential on 0.11 Acres

Elbow Park, Calgary, Alberta

First time ever offered to market! Nestled on sought-after Riverdale Avenue, this beautiful Craftsman home has just been extensively renovated - a tasteful blend of modern elegance and timeless charm. Greet your guests in a welcoming foyer complete with a decorative fireplace. Then enter the spacious living room anchored by another fireplace and an abundance of windows that overlook the front porch. The dining room is capable of accommodating furniture of any size which makes it an ideal setting for hosting formal or family dinners. Experience the joy of cooking in a stunning show-piece kitchen! An expansive island offers plenty of seating and prep space. This culinary haven boasts a walk-in pantry, and brilliant cabinet design with top-of-the-line appliances. The kitchen opens to an inviting family room with a wood-burning fireplace - a perfect nest for the family to relax in and watch a favorite movie. Completing the main floor is a private office and a 2-piece bathroom. Upstairs you will discover a grand primary bedroom complete with a sitting room and a spa-like 5-piece ensuite. Two more spacious bedrooms of Craftsman design share a separate 4-piece bathroom. The central family room with decorative fireplace provides another perfect get-away if you are looking for a quiet place to relax. Move down to the lower level and discover an additional 1,570 sq. ft. of well-appointed living space. The recreation room boasts a bar and plenty of room for the kids to play. There are two additional



bedrooms, a 4-piece bath, storage space, and an oversized laundry room. Now it's time to enjoy your sunny south backyard - summers on the deck, friends over for a BBQ. Come and experience living on coveted Riverdale Avenue right on Calgary's extensive pathway system - a five-minute walk to Sandy Beach or Stanley Park. If first class is your way of life, then you have just found your home!

Built in 1914

Essential Information

MLS® #	A2131944
Price	\$1,999,900
Sold Price	\$2,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,316
Acres	0.11
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1131 Riverdale Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0Y9

Amenities

Parking Spaces	1
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Parking	Alley Access, Single Garage Detached
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Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Refrigerator, Convection Oven, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	May 28th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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