

\$2,295,000 - 921 Riverdale Avenue Sw, Calgary

MLS® #A2142465

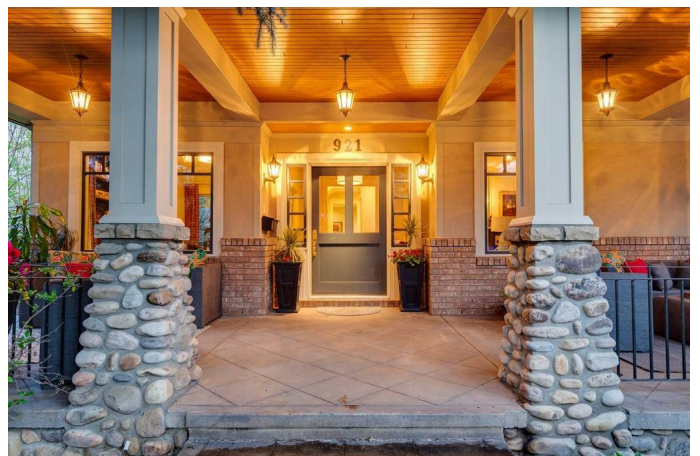
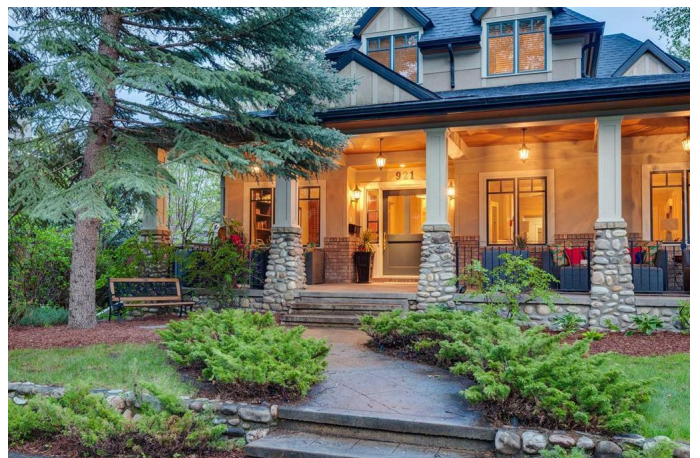
\$2,295,000

3 Bedroom, 3.00 Bathroom, 3,096 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Situated on highly desirable Riverdale Avenue in Elbow Park, this exquisite 3-bedroom executive family home, designed by Architect Nils Pedersen, boasts over 3,096 sq ft of meticulously crafted living space. From the beautifully landscaped front to the oversized front veranda, this home welcomes you in featuring a central hall plan with hardwood floors, and flanked by formal living areas including a gracious living room with double sided fireplace overlooking the front veranda, manicured front gardens and beautiful tree-lined street, and provides direct access into the formal dining room which provides access to the backyard and side patio built for entertaining. The front office/den is completed with custom built-in cabinetry. The opulent grand staircase is open to the second level with high ceilings, custom built glass block window and gorgeous chandelier. Next, youâ€™ll discover a thoughtfully designed family room with another gas fireplace and kitchen built for entertaining, adorned with granite countertops, timeless cabinetry, and stainless steel appliances, complemented by a convenient sunlit breakfast nook with additional access to the manicured the sunny south west facing backyard. Additionally, there is a perfectly laid out mudroom, main floor laundry with ample storage, counter space, sink area plus a wine fridge. Donâ€™t miss the private 2 piece powder room. Ascending to the second level, is where 3 oversized bedrooms await including the tranquil master



suite with a walk-in closet and 5 piece ensuite with dual sinks, deep soaker tub plus a separate shower. 2 additional bedrooms each with ample storage space and a 4 piece guest bath. Situated on a meticulously landscaped 50x125 ft lot with paved back lane access. Additional features include a heated, double attached garage, 5 zone irrigation system, and 2 high efficiency furnaces, boiler and in floor heat in basement & a timeless brick and stucco exterior. Perfectly positioned, this home offers unparalleled convenience, with close proximity to The Glencoe Club, Calgary Golf & Country Club, Britannia Shopping Centre, Elbow River pathways, off leash dog park, Sandy Beach and Stanley Park. Additionally, it's conveniently located within walking distance to Elbow Park School, public transit, and effortless downtown access.

Built in 1997

Essential Information

MLS® #	A2142465
Price	\$2,295,000
Sold Price	\$2,240,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,096
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	921 Riverdale Avenue Sw
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Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0Y7

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 4th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

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