

\$2,399,900 - 1209 Riverdale Avenue Sw, Calgary

MLS® #A2143122

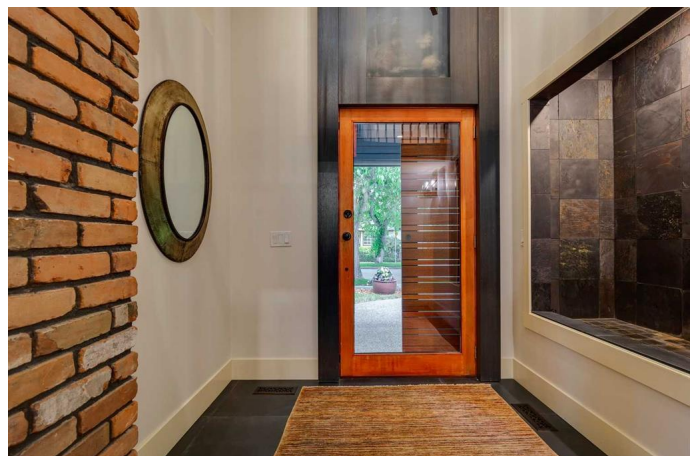
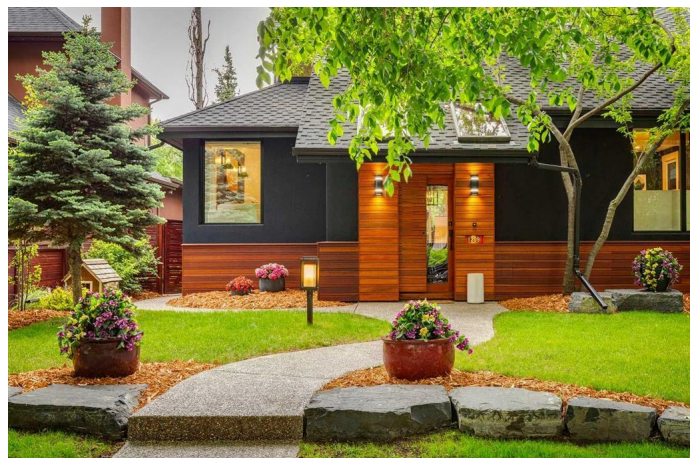
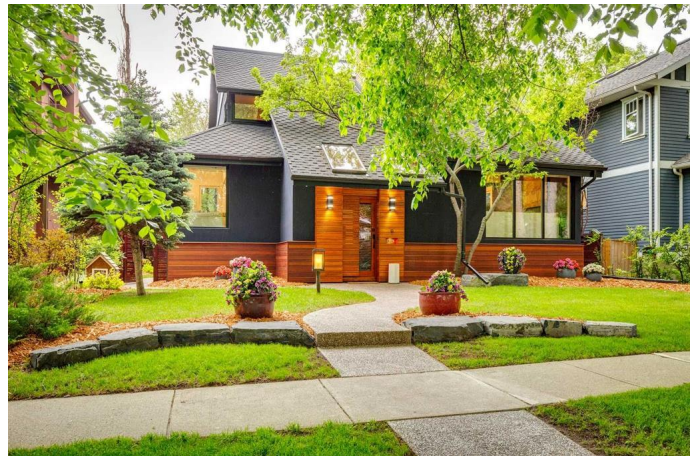
\$2,399,900

4 Bedroom, 5.00 Bathroom, 2,464 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Open house Saturday August 3rd 230-4pm. Located on the last block of Riverdale Avenue, closest to Sandy Beach, this home was extensively renovated in 2020 + shows fabulously. No expense was spared in the reconfiguration/redesign of the home + includes Lovely landscaping + appealing curb appeal with newer stucco exterior welcomes you to the property. The main floor offers a large living room with vaulted ceiling + feature wall with wood burning fireplace overlooking the street + spacious for large gatherings. The kitchen is the hub of the house with its huge island to gather around, an abundance of custom made cabinetry + professional Wolfe appliances. Off the kitchen there is a flex room/nook with built in banquette + a substantial dining room with built in bar (wine fridge + additional beverage fridge) with patio access to large deck creating an excellent flow of indoor/outdoor, living/entertaining. Light streams into the upper level through the huge skylight in the hallway. There are 3 roomy bedrooms upstairs, family bath with steam shower + primary bedroom with ensuite that includes a soaker tub + stand alone + fabulous walk in dressing room. Lower level is fully developed with acid washed heated concrete flooring, a very open family room with space for office/gym + tv area . 4th bedroom on this level + additional full bath. The Renovation (\$750,000 to the house + \$250,000 on landscape) includes kitchen, bathrooms, windows, (with lifetime warranty), in floor



heating in lower level, hardwood flooring, plumbing, electrical, doors, painting, bathroom + bedroom cabinetry, exterior stucco on house + garage (+ heated), eavestroughs, fascia, cladding, new gas line, water line + sewer lines to the house; landscaping includes new irrigation system, new trees + planting, fences + deck. Walk to Sandy Beach, Elbow Park + Rideau Park schools, Glencoe Club + Britannia shops + parks. Very close to 4th street shops, Calgary Golf + Country Club, Chinook Center + downtown. Unbeatable location with fantastic neighbors.

Built in 1979

Essential Information

MLS® #	A2143122
Price	\$2,399,900
Sold Price	\$2,360,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,464
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1209 Riverdale Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0Z1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	September 18th, 2024
Days on Market	90
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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