

\$1,100,000 - 3625 6 Street Sw, Calgary

MLS® #A2149904

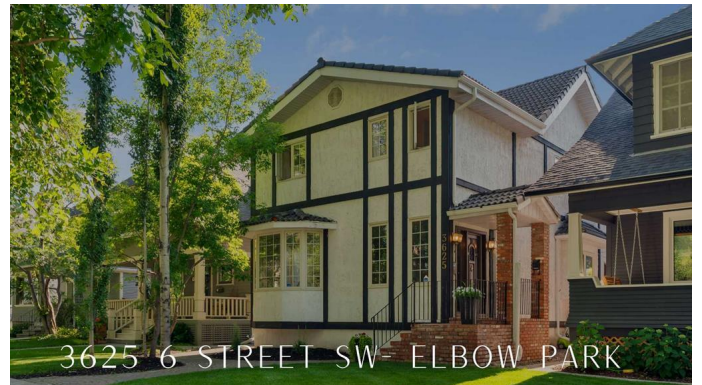
\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,493 sqft

Residential on 0.10 Acres

Elbow Park, Calgary, Alberta

Timeless Elegance in Elbow Park in AAA Location | One of the Most Desirable Streets in the Area | West-Facing Backyard | Family-Owned for Six Generations | Welcome to 3625 6th SW, located in one of Calgary's premier neighbourhoods, Elbow Park. This charming home sits on one of the rare canopy-tree-lined streets in inner-city Calgary. Whether you're looking for a move-in-ready home, a premium 33x125ft lot to build on, or an incredible renovation project, this residence appeals to all buyers in the area. As you enter the home, you will immediately notice the historical details that are still present today, including marble flooring and a brass railing from the original Alberta Hotel and exterior brick from the Old MacDougall School, showcasing unmatched old-world charm throughout. The elegance of this home shines in every room, flooded with natural light from its west exposure. The foyer features natural wood panelling leading into the large living area, centred around a thoughtful bay window overlooking the quiet street. The spacious dining area is perfect for formal gatherings, complemented by an additional seating area around the original wood fireplace. An addition in the 70s expanded the rear of the home, creating a large kitchen and a massive family room with exposed beams in the vaulted ceiling leading directly to the west-facing backyard. This cozy space, complete with a gas fireplace, is ideal for family gatherings and holiday celebrations. This level also includes a



separate side entrance with a boot room and conveniently located main floor laundry, along with a 2pc powder room. The upper level boasts a massive 16x19 primary bedroom with a large ensuite and ample closet space. There are also two additional sizable bedrooms, one of which features a walk-in closet and a second 4pc bathroom. The basement, typical for a home of this age, offers plenty of room for future development and storage, with both furnaces updated in 2014. Notably, this home was unaffected by overland flooding in 2013. The fully landscaped and fenced backyard is a dream, perfect for family BBQs, relaxing with a glass of wine in the evening sun, and enjoying life in one of Calgary's most desirable neighbourhoods. This location also features a paved alleyway with access to the paved parking pad at the rear, with plenty of room for future detached garage development. Located within walking distance of The Glencoe Club, Elbow Park School, tennis courts and off-leash area, the Elbow River Pathways, and just a short stroll to Mission's trendy shops and restaurants. Don't miss this incredibly rare opportunity. Book your private showing today!

Built in 1910

Essential Information

MLS® #	A2149904
Price	\$1,100,000
Sold Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,493
Acres	0.10
Year Built	1910
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3625 6 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2M6

Amenities

Parking Spaces	1
Parking	Alley Access, Gated, On Street, Parking Pad, Rear Drive

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Range, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 22nd, 2024

Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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