

\$2,149,999 - 1215 39 Avenue Sw, Calgary

MLS® #A2151949

\$2,149,999

3 Bedroom, 4.00 Bathroom, 2,649 sqft
Residential on 0.22 Acres

Elbow Park, Calgary, Alberta

Welcome to the elegant 3 bed/3.5 bath, historical character home that was once the former Peter Lougheed childhood home. Located in the well established & prestigious community of Elbow Park. Close to all amenities including mins to Chinook Center, public transit, schools & walking paths along the river. With so much history, this home offers over 3500 sq ft of living space & is situated on a huge 9,741 sq ft corner lot with the most incredible garden & landscaping, you will think you are in paradise. This home is unique both inside & out with tremendous craftsmanship. Large entrance with custom tile flooring, leads into an impeccable 2.5 storey that showcases architectural perfection. Immediately you will love the charm this home possesses from the marble, travertine, & hardwood floors, exceptional millwork, stunning coffered ceilings, abundance of natural light throughout, to the sound dampening fir trimmed windows. The main level features an elegant kitchen with in-floor heating, granite counters, custom glass paneled cabinetry, farmhouse sink, & upgraded stainless steel appliances including built-in wall oven, microwave, & induction cooktop. Large working island with an eating bar. Breakfast nook looking out at the blooming gardens. Formal dining room opens up to the back deck & patio where you can enjoy the lush greenery of the south-facing backyard. The deck is very private & great for relaxing. The dining room connects to a large



sunroom with surround windows for natural light. On the same level & across from the sunroom features a living room with large windows. Gas fireplace with brick surround & custom fir built-ins. Upstairs features 2 good-sized bedrooms one of which is being used as an office. Door to an east facing private deck overlooking the gardens. The upstairs has a full bath with travertine tile. Laundry is conveniently located upstairs. Enjoy the quiet & private upper library with a hidden closet. The primary bedroom is spacious with a built in double wardrobe & dresser. Enter into 5pc ensuite with heated floors, deep soaker tub & glass enclosed shower. All done in travertine & granite. A third level loft can be found off the library with custom bench & table, an ideal space for kids to play or possibly for an art studio. Fully finished walk-out basement , wool carpets, family room, full bath & a large fourth bedroom. There is an abundance of storage in the basement. One which is a crawl space & the other a large storage room with easy access. An attached oversized double garage with workshop is fully insulated & drywalled. This home has 4 different decks & patios to look out onto the garden. The garden has its own walking paths & is filled with trees, shrubs & perennials, a gardener's dream come true! Also a private sitting area in the back of the yard. This century house is full of history & has been meticulously maintained & thoughtfully updated over the years. Don't miss out on your chance to own a part of history.

Built in 1912

Essential Information

MLS® #	A2151949
Price	\$2,149,999
Sold Price	\$1,972,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,649
Acres	0.22
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1215 39 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Triangular Lot, Corner Lot, Fruit Trees/Shrub(s), Lawn, Garden, Irregular Lot, Landscaped, Many Trees
Roof	Metal
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 29th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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