

\$1,485,000 - 3804 13 Street Sw, Calgary

MLS® #A2151965

\$1,485,000

5 Bedroom, 4.00 Bathroom, 2,281 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Nestled in the prestigious and tranquil neighborhood of Elbow Park, this beautiful 2-story single-family home offers a perfect blend of comfort and convenience. Just 10 minutes from downtown Calgary and mere steps from the scenic Elbow River and River Park, this property is ideally situated for both relaxation and city living. Enjoy the proximity to the exclusive Glencoe Club, William Reid School, and the vibrant shopping and dining options of Marda Loop. This home boasts an impressive 2,281 sq. ft. of living space above grade, complemented by an additional 1,400 sq. ft. in the basement. The main floor features gleaming hardwood floors, large windows that flood the living spaces with natural light, and a functional layout that includes a living room, dining room, kitchen, and den. The four spacious bedrooms are thoughtfully distributed, with two located on the main floor and two upstairs, including the primary bedroom. Step outside to a generous backyard that invites outdoor entertaining and relaxation, featuring a tiered deck and ample grassy area. An oversized double garage provides plenty of storage and parking space. Recent updates include two modern 3-piece bathrooms, adding a touch of contemporary style to this charming home. While the property is in great condition, it offers potential for personalization and updating, making it a fantastic opportunity to create your dream home in a sought-after community. Don't miss the chance to own this delightful home in



one of Calgary’s most desirable neighborhoods.

Built in 1952

Essential Information

MLS® #	A2151965
Price	\$1,485,000
Sold Price	\$1,425,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,281
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3804 13 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3R3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Closet Organizers, Crown Molding, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 12th, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.