

\$1,475,000 - 3812 6 Street Sw, Calgary

MLS® #A2164719

\$1,475,000

4 Bedroom, 4.00 Bathroom, 1,999 sqft
Residential on 0.09 Acres

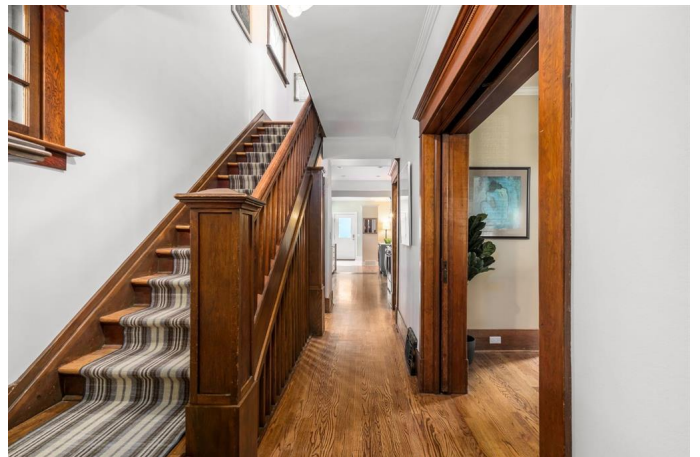
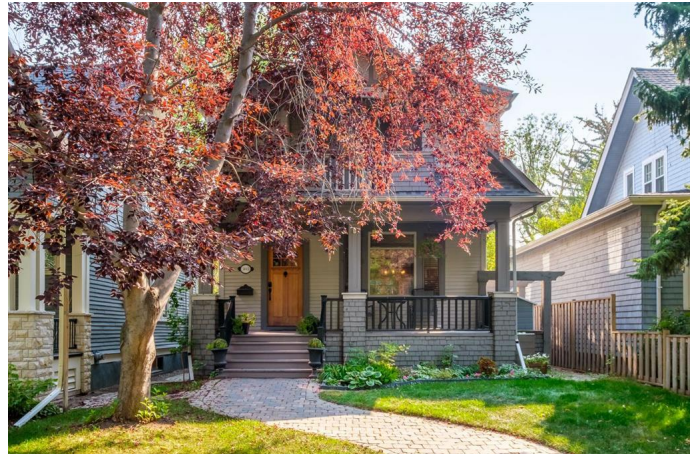
Elbow Park, Calgary, Alberta

Seize the chance to own a distinctive 1913 Elbow Park home on one of the neighbourhood's most sought-after tree-lined streets. With over 2850 sq.ft. of interior living space, this residence has been meticulously updated while preserving its original charm. The 2014 addition, completed with permits, updated the home's wiring, replaced the entire roof (with hail resistant shingles) and upgraded the attic insulation. Situated higher than its neighbours, this house did not flood in 2013.

Enjoy fantastic curb appeal with a west-facing front porch and delightful period details. Step inside to find a formal living room and a generously sized dining room, both with leaded glass windows. Original elements include an original wood-burning fireplace (with a gas lighter), hardwood floors, working wood pocket doors, a built-in wood sideboard, and a stunning wood banister. The spacious family room has patio doors leading to the low maintenance backyard.

The chef's kitchen, new in 2020, boasts stainless steel appliances, quartz countertops, and a coffee station with bar sink and bar fridge. Additionally, this floor includes a mudroom with access to a detached garage and a convenient two-piece bathroom.

Upstairs, the primary suite features hardwood floors, a beautifully renovated three-piece



ensuite (2020), ample storage, and a private balcony. Two additional bedrooms and a family bathroom complete the second level. The full basement includes a large family room, a spacious 4th bedroom, a dedicated office area, laundry, storage , and a full bathroom.

The newer oversized single-car garage accommodates most SUVs, and the low-maintenance yard backs onto a paved alley with no restrictions on building a larger garage.

Located in the prime area of Elbow Park, 3812 6 St SW offers proximity to all levels of schools, including Western, Rideau Park, and Elbow Park schools. Enjoy easy access to playgrounds, the river pathway, outdoor tennis courts, the community hall, a dog park, the Glencoe Club, the #3 bus route, and the vibrant shops and restaurants of Mission.

Built in 1913

Essential Information

MLS® #	A2164719
Price	\$1,475,000
Sold Price	\$1,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,999
Acres	0.09
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3812 6 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2M8

Amenities

Parking Spaces	1
Parking	Garage Door Opener, Single Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Crown Molding, Wood Windows, Kitchen Island, Natural Woodwork, Quartz Counters, Recessed Lighting, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Gas Range, Convection Oven, Disposal, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 25th, 2024
Days on Market	43
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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