

\$1,700,000 - 617 38 Avenue Sw, Calgary

MLS® #A2168643

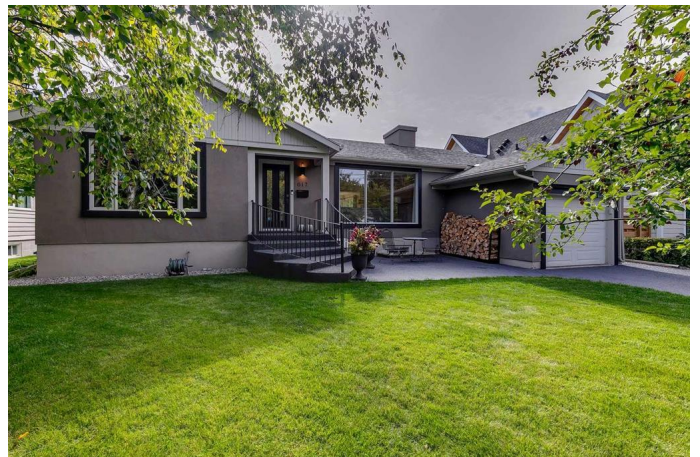
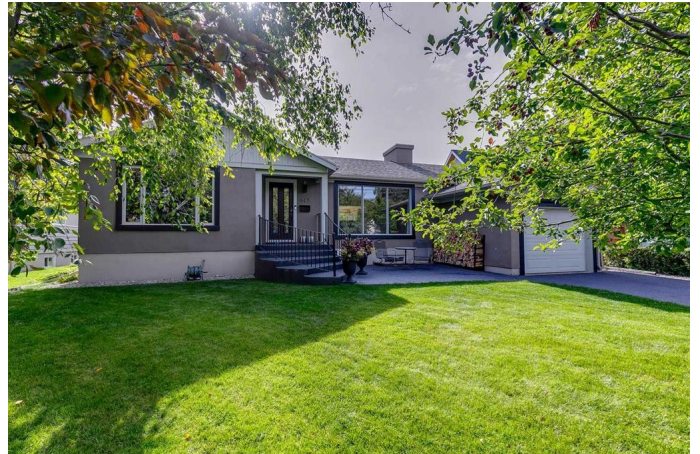
\$1,700,000

4 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

****Open house Saturday September 28 2:30-4pm**** Beautiful renovated executive bungalow on gorgeous 65X125 flat maturely landscaped lot with very private sunny south facing backyard. Very pleasing + functional layout + large principal rooms. The main floor offers two bedrooms (one currently used as a den) + the lower level has another 2. Very large living room with gas fireplace with elegant tile. Recent addition of potlights to this room, along with large picture window creates a very bright space. Off the living room is a comfortable dining room for both informal and day to day eating + larger gatherings. The kitchen is completely renovated with loads of cabinetry + top of the line professional appliances. Lovely primary bedroom with large walk in closet, renovated spa ensuite bath with soaker tub + stand alone shower. Access to the large private patio + outdoor lounge is an added feature to this refined space. The lower level is developed with 2 large bedrooms, family room with built in shelving + fireplace, gym/flex room, laundry room (with new washer + dryer) + storage. New hot water tank + electrical panel. Flat ceilings throughout, hardwood flooring on main floor, Royal flush plumbing fixtures, air conditioning, neutral sophisticated pallet. Double tandem garage with 9.5 foot ceiling. Steps to Elbow Park school + walking distance to Rideau Junior High, Glencoe Club, Elbow Park Community Center + outdoor tennis/hockey rink, river pathway system +



downtown. Offers will be dealt with from 5 pm on Saturday with sellers having the option to accept an offer prior to this time.

Built in 1946

Essential Information

MLS® #	A2168643
Price	\$1,700,000
Sold Price	\$1,735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.18
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	617 38 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0W2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 30th, 2024
Date Sold	September 30th, 2024
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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