

\$2,399,900 - 210 39 Avenue Sw, Calgary

MLS® #A2173305

\$2,399,900

5 Bedroom, 4.00 Bathroom, 3,086 sqft

Residential on 0.11 Acres

Elbow Park, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 19TH FROM NOON - 3 PM. Located on a quiet tree-lined street in historic East Elbow Park, striking modern home with a rustic vibe offers 3+2 bedrooms & over 4500 sq ft of well-designed living space. The bright, airy main level presents hand scraped wide-plank hardwood floors, lofty ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the front living room with extraordinary, reclaimed brick feature wall accentuated by timber detail & gas fireplace. Just steps away, is the kitchen thatâ€™s tastefully finished with quartz & leathered granite counters, oversized island/eating bar, an abundance of storage space (including walk-in pantry), wine/coffee bar with brick accent wall, Kinetico reverse osmosis drinking water system & top end appliances. The dining area with beamed ceiling provides ample space to hold a family gathering or dinner party. Tucked away behind a barn door just off the dining area, is a private den/office, perfect for those work from home days. Completing the main level, is a convenient mudroom & a 2 piece powder room. The second level hosts a loft/bonus room, 3 very spacious bedrooms, a 5 piece Jack & Jill bath & laundry room. The primary retreat with feature wall & elegant chandelier, boasts a walk-in closet & luxurious 6 piece ensuite with heated floor, dual sinks, make-up vanity, relaxing freestanding soaker tub & rejuvenating steam shower. Basement development comprises of polished concrete



floors with in-floor radiant heat throughout, a family/media room featuring a floor to ceiling fireplace with handmade metal detail, wet bar & wine room with brick accent wall. The finishing touches to the basement are a glass enclosed exercise room, 2 additional bedrooms & a 3 piece bath. Other notable features include central air conditioning, built-in speakers & Smart home wiring. Outside, enjoy the beautifully landscaped front yard with Gemstone lights & irrigation system & the beautifully renovated back yard oasis also with Gemstone lighting, deck, 2 tiled patios & stand-alone wood burning fireplace. Parking is a breeze with an oversized double detached garage. This extraordinary home is perfectly located walking distance to Elbow River pathways & close to Stanley Park, Sandy Beach, excellent schools, shopping, public transit & has easy access to Elbow Drive.

Built in 2018

Essential Information

MLS® #	A2173305
Price	\$2,399,900
Sold Price	\$2,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,086
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	210 39 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0W5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	October 18th, 2024
Days on Market	2

Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.