

**3637 13A Street SW**  
**Calgary, Alberta**

**MLS # A2240346**



# \$1,185,000

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** .

Experience the vibrant essence of inner-city living in this remarkable 4-bedroom bungalow, nestled among mature trees in Elbow Park. Upon entering through the welcoming front door, you are greeted by a spacious entrance that sets the tone for the many wonderful features this home offers. To your left, a bright living room, filled with natural light from expansive windows, invites you to relax and unwind in its warm atmosphere. As you continue through the home, you'll notice the hardwood flooring throughout the main level, leading to a beautifully renovated kitchen. The open-concept design seamlessly connects the living room to a charming dining area, perfect for hosting gatherings, whether for a cozy family dinner or an evening with friends. The kitchen is a chef's dream, featuring white shaker cabinets, quartz countertops, and an upgraded professional 36" gas range, making it ideal for culinary creations and meals shared with loved ones. The main level also boasts three bedrooms, with the primary suite conveniently located at the front of the home. Enjoy peace of mind and energy efficiency with high-efficiency triple-pane windows and upgraded attic insulation. The basement further enhances the home's appeal, showcasing built-in bookcases around the media area, a wet bar, plush new carpet, a full bathroom, a large bedroom, a laundry area, and ample storage to meet all your needs. Step outside to the expansive, west-facing, fully fenced backyard, where you can bask in the sun's rays. The extra-deep lot provides ample space for outdoor entertainment and relaxation, creating a tranquil oasis. An oversized 22 x 24 double detached heated garage, accessible from 14th Street, adds convenience to your urban lifestyle. Situated in the sought-after Elbow Park neighborhood, this charming home is mere steps from a park and offers easy access to the eclectic shops and

amenities of Marda Loop, top-rated schools, 4th Street and Mission, as well as the vibrant energy of 17th Avenue. More than just a home, a quick 5-minute drive transports you to downtown, underscoring the unmatched convenience of this address. This exceptional property truly captures the essence of sophisticated inner-city living - Click the 3D virtual tour for over 80 additional photos!