

410 38 Avenue SW
Calgary, Alberta

MLS # A2279583



\$1,275,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,266 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Open House Sat Jan 31, 1-3pm! Beautiful updated character home in highly sought-after East Elbow Park! Offering exceptional curb appeal & an ideal family-friendly layout this property is ideally situated within walking distance to multiple parks & playgrounds, the Elbow River Pathway System, & some of the cities top rated schools! A spacious covered front porch welcomes you into a bright, open-concept main floor, highlighted by a sun-filled south-facing living room & a spacious dining area anchored by a gas fireplace & large windows. The renovated kitchen is thoughtfully designed with an oversized pantry, gas cooktop, beverage fridge, newer refrigerator, & a large central island providing exceptional prep & workspace. The kitchen overlooks a generous family room featuring in-floor heating & a cozy wood-burning fireplace, perfect for informal gatherings. Beautiful hardwood flooring (new in 2019) adds warmth throughout the main level, which is completed by a renovated 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, including an impressive primary retreat with vaulted ceilings, separate sitting area, walk-in closet, & 4 pc ensuite with heated floors. The 2nd & 3rd bedrooms share a charming study nook/play area looking South over 38th Avenue; it is ideal for homework or kids play space. A 4 pc main bath (also with heated floors) & a spacious laundry room complete the upper level. While the undeveloped lower level is a blank canvas, the owner had professionally drafted development plans created: proposed plans include a large bedroom with workspace, spacious recreation/media area, a 3 pc bathroom, & a large dedicated storage/gear room—plans available to interested buyers. An oversized double garage (24' x 20') provides ample room for vehicles, bikes, & all your related gear. The property is located

in the walk zone for top-rated schools including Elbow Park Elementary, Rideau Park School, & Western Canada High School. Enjoy easy access to the Glencoe Club, the shops & restaurants along 4th Street, & 17th Avenue, as well as extensive outdoor recreation opportunities via the Elbow River Pathway System & the Elbow Park Community Center. Complete with central air conditioning, new fencing, & low-maintenance landscaping, this is an increasingly rare opportunity to live in one of Calgary's most historic & desirable communities at this price point. Call for more information!