

410 38 Avenue SW  
Calgary, Alberta

MLS # A2279583



**\$1,275,000**

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

<b>Heating:</b>	Fireplace(s), 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 an increasingly rare opportunity to live in one of Calgary's most historic & desirable communities at this price point. Call for more information!