



# 302 38 Avenue Calgary Alberta

\$1,599,900

Make your dream a reality with this unbelievable setting located in the highly coveted "East Elbow Park." Surrounded by stunning homes and canopied tree-lined streets, embark on this incredible opportunity and call your favourite architect and builder to start planning your next family estate home. This generational property spans across a 50x125' corner lot and offers breathtaking views from the second level. Located within close proximity to the river pathways, Sandy Beach, Stanley Park, the prestigious Glencoe Club, excellent schools, shopping, transit, and easy access to downtown. Don't miss out on this rare find. (id:6769)

- Recreational, Games room 40.00 Ft x 12.50 Ft
- Bedroom 10.00 Ft x 10.00 Ft
- Bedroom 14.00 Ft x 10.00 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Kitchen 20.00 Ft x 14.00 Ft
- Dining room 14.50 Ft x 13.00 Ft
- Living room 14.50 Ft x 12.00 Ft
- Family room 20.00 Ft x 13.00 Ft
- Laundry room 10.50 Ft x 9.50 Ft
- Bedroom 15.00 Ft x 10.00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 15.00 Ft x 12.00 Ft
- 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.joelsemmens.com/>



See

### Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca