



# 1209 Riverdale Avenue Calgary Alberta

\$2,550,000

Located on the last block of Riverdale Avenue, closest to Sandy Beach, this home was extensively renovated in 2020 + shows fabulously. No expense was spared in the reconfiguration/redesign of the home + includes Lovely landscaping + appealing curb appeal with newer stucco exterior welcomes you to the property. The main floor offers a large living room with vaulted ceiling + feature wall with wood burning fireplace overlooking the street + spacious for large gatherings. The kitchen is the hub of the house with its huge island to gather around, an abundance of custom made cabinetry + professional Wolfe appliances. Off the kitchen there is a flex room/nook with built in banquette + a substantial dining room with built in bar (wine fridge + additional beverage fridge) with patio access to large deck creating an excellent flow of indoor/outdoor, living/entertaining. Light streams into the upper level through the huge skylight in the hallway. There are 3 roomy bedrooms upstairs, family bath with steam shower + primary bedroom with ensuite that includes a soaker tub + stand alone + fabulous walk in dressing room. Lower level is fully developed with acid washed heated concrete flooring, a very open family room with space for office/gym + tv area . 4th bedroom on this level + additional full bath. The Renovation (\$750,000 to the house + \$250,000 on landscape) includes kitchen, bathrooms, windows, (with lifetime warranty), in floor heating in lower level, hardwood flooring, plumbing, electrical, doors, painting, bathroom + bedroom cabinetry, exterior stucco on house + garage (+ heated), eavestroughs, fascia, cladding, new gas line, water line + sewer lines to the house; landscaping includes new irrigation system, new trees + planting, fences + deck. Walk to Sandy Beach, Elbow Park + Rideau Park schools, Glencoe Club + Britannia shops + parks. Very close ...

3pc Bathroom 9.92 Ft x 7.33 Ft

4pc Bathroom 8.33 Ft x 8.92 Ft

Bedroom 13.33 Ft x 12.58 Ft

Bedroom 10.00 Ft x 12.92 Ft

Primary Bedroom 17.67 Ft x 14.92 Ft

Other 14.42 Ft x 17.33 Ft

Storage 9.00 Ft x 7.92 Ft

Furnace 6.25 Ft x 7.83 Ft

1pc Bathroom 2.25 Ft x 5.67 Ft

2pc Bathroom 6.25 Ft x 7.75 Ft

Other 14.83 Ft x 6.33 Ft

Dining room 14.33 Ft x 11.58 Ft

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(CENTRAL)**

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3pc Bathroom 7.25 Ft x 7.50 Ft

Family room 17.58 Ft x 18.25 Ft

Bedroom 13.42 Ft x 11.58 Ft

Kitchen 16.42 Ft x 17.42 Ft

Recreational, Games room 29.50 Ft x 29.67 Ft

Living room 11.75 Ft x 14.83 Ft