



3423 Elbow Drive Calgary Alberta

\$949,000

This designated Historic Resource building presents a unique and rare opportunity to create the home of your dreams. Built in 1912, this classical revival style dwelling is in the prominent community of Elbow Park, set back from the street facing park land and pathways along the spectacular Elbow River. Per the Municipal Historic Resource designation, this house is architecturally significant as one of the more substantial, high quality and stylistically prominent examples in the community. The buildings quality, pressed red brick facades, sandstone detailing, and wide front veranda distinguish the house. This 3 storey family home awaits your design vision and renovation to return the nearly 2,650 sq ft above grade and additional 983 sq ft in the lower level to its former grandeur. Currently the main floor layout consists of a parlor off the central hall with bay windows overlooking the veranda and park land, dining room, generous kitchen space highlighted with exposed brick chimney and views to the private backyard as well as a full bath. The second floor presently offers an enormous in-floor heated primary suite and a private balcony overlooking the Elbow River, 2 secondary bedrooms with a partially roughed in bathroom. Beautiful exposed BRICK can be found throughout the home. The third level is a truly special part of this home. An abundance of natural light floods the over 700 sq ft from custom built windows true to the architectural heritage of this residence. This sunny space is a blank canvas ideal for a second primary suite, office or studio. The partially finished basement is a large space offering you the opportunity to develop it to your taste and currently offers a 4'th bedroom, laundry, roughed-in in-slab heating and bathroom plus polished concrete floors . Not to be outdone by the front yard views of park land and pathways, the backyard offers you th...

Bedroom 12.83 Ft x 9.67 Ft

Bedroom 11.92 Ft x 17.17 Ft

Primary Bedroom 17.00 Ft x 19.92 Ft

Loft 23.08 Ft x 37.83 Ft

Bedroom 13.25 Ft x 12.83 Ft

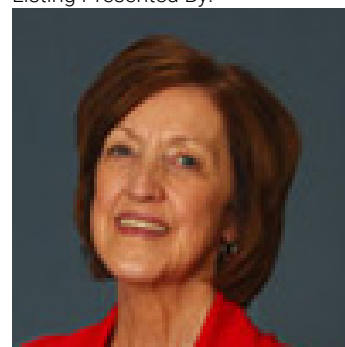
4pc Bathroom Measurements not available

Dining room 12.25 Ft x 15.17 Ft

Kitchen 12.83 Ft x 14.17 Ft

Living room 14.83 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER MOUNTAIN
CENTRAL

<http://www.robandkim.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary,
AB,

Phone: 403-585-5270
cawarawa@shaw.ca