



1208 39 Avenue Calgary Alberta

\$1,950,000

Build your dream home on this south facing 75'x125' view lot located on prestigious 39 Ave in Elbow Park. With views of the Elbow River Valley and Britannia, this would be the perfect location to build a new modern multi-level home. Sitting high on 39 Avenue, the design possibilities are endless. You are in easy walking distance to River Park, the Elbow River Path system and your Elementary aged children are just up the hill from the historic Elbow Park School, renovated in 2017. You are very close to the off leash dog park and Sandy Beach, the Glencoe Club, Marda Loop, Elbow Park Tennis Club, public transit and the trendy Mission shopping and restaurant district. Downtown Calgary is a short 10 minute commute. Western Canada High School with its International Baccalaureate Program is the designated High School. The existing 1648 sq ft character bungalow has a 4 car tandem under drive garage and would provide excellent holding possibilities until your building permits are in place. A short one block, 39 Ave is a wonderful mixture of new and old Calgary architecture. View lots of this calibre rarely come up for sale. (id:6769)

Bedroom 3.56 M x 3.18 M
3pc Bathroom 2.41 M x 1.68 M
Foyer 3.86 M x 3.25 M
Storage 3.43 M x 3.35 M
Other 4.37 M x 3.56 M
Living room 6.02 M x 1.60 M
Other 4.40 M x 4.09 M

Dining room 3.96 M x 3.51 M
Family room 8.61 M x 3.51 M
Primary Bedroom 4.06 M x 3.68 M
Bedroom 3.51 M x 3.45 M
3pc Bathroom 2.29 M x 1.96 M
Other 8.64 M x 1.68 M

Listing Presented By:



Originally Listed by:
Calgary West Realty

<http://www.davekube.com>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca