



3025 Elbow Drive Calgary Alberta

\$2,495,000

Introducing the Campbell Residence - A Rare Offering in the Heart of Elbow Park! Built in 1912, The Campbell Residence is a beautifully restored example of Georgian Revival-style architecture in Calgary. Situated on a 60' x 126' lot across from the Elbow River and surrounded by mature trees and lush landscaping, this 4,250 sq.ft. red-brick estate blends timeless architectural charm with modern functionality for contemporary living. Its dignified exterior—defined by formal symmetry, quality pressed brick, and a full-width veranda with classical balustrades—recalls the grace of substantial American colonial homes. But step inside, and you'll find a residence that has been thoughtfully and extensively restored to today's standards while preserving its historic soul. This home also has a storied past. Joseph Campbell acquired the lot in 1911, and in the decades that followed, it was occupied by several notable Calgarians, including Percy Carson, Mrs. Adelaide E. Parker, and Mrs. W.A. Stevens. From 1924 to 1927, it was the residence of John Burns, and nephew of Senator Patrick Burns. From 1929 to 1957, the home was owned by industrialist Frederick L. Irving and his family—marking over four decades of prominence in Calgary's social and business history. Inside, expansive principal rooms offer exceptional flow for everyday living and elegant entertaining. The formal living room features original millwork, a fireplace, and French doors that open to a private southwest-facing patio with an outdoor fireplace. The formal dining room is ideal for hosting, while a cozy family room with its own fireplace provides a relaxed retreat. The beautifully updated kitchen pairs heritage style with high-end functionality—featuring classic white cabinetry, a generous walk-in pantry, top-tier appliances, a hearth-style sitting area with fireplace, and heated floors. The upper floors inc...

4pc Bathroom 10.33 Ft x 11.83 Ft

5pc Bathroom 16.33 Ft x 12.00 Ft

Bedroom 12.67 Ft x 15.33 Ft

Bedroom 14.08 Ft x 14.00 Ft

Laundry room 7.42 Ft x 15.67 Ft

3pc Bathroom 6.83 Ft x 6.58 Ft

Office 11.17 Ft x 7.58 Ft

Storage 7.67 Ft x 8.00 Ft

Furnace 8.25 Ft x 14.50 Ft

2pc Bathroom 4.33 Ft x 7.17 Ft

2pc Bathroom 4.83 Ft x 4.67 Ft

Breakfast 8.17 Ft x 15.67 Ft

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Primary Bedroom 22.00 Ft x 13.58 Ft

3pc Bathroom 14.50 Ft x 7.00 Ft

Bedroom 13.25 Ft x 17.92 Ft

Den 15.50 Ft x 9.92 Ft

Dining room 13.92 Ft x 14.00 Ft

Family room 14.00 Ft x 11.83 Ft

Kitchen 21.50 Ft x 15.67 Ft