



## 332 39 Avenue Calgary Alberta

\$1,499,900

Architecturally pleasing two story 2,700 square foot home in the heart of East Elbow Park walking distance to Elbow Park School, Rideau Park School + Western Canada High + close to The Glencoe Club, pathway system, Tennis courts, parks, + the shops of 4th street. With many recent renovations + a neutral palette, this house is bathed in natural light, offers large principal rooms, a total of 4 bedrooms + flexible living spaces. Welcoming entrance with vaulted ceiling + large front walk-in closet with individual cubbies, spacious living room with fireplace, two storey dining room ideal for entertaining + chef's kitchen with ample amount of cabinetry + counter space. Open concept main floor also boasts two private home offices + sunken den with fireplace. Upstairs are 3 spacious bedrooms. The primary is very spacious with a fireplace, sitting area, walk-in closet + an expansive wardrobe and ensuite bathroom. Fully developed lower level with 4th bedroom, full bathroom, large family room, Laundry room + storage. Low maintenance yard with decking + double detached drywalled, insulated + heated garage. (id:6769)

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Family room 5.23 M x 3.81 M

Bedroom 3.81 M x 3.71 M

Laundry room 3.56 M x 2.59 M

Furnace 4.06 M x 2.08 M

Kitchen 5.18 M x 4.72 M

Breakfast 3.05 M x 2.74 M

Dining room 4.88 M x 3.20 M

Den 3.45 M x 3.35 M

Living room 5.18 M x 3.96 M

Other 3.71 M x 3.56 M

2pc Bathroom Measurements not available

Primary Bedroom 5.79 M x 4.47 M

Bedroom 3.45 M x 3.45 M

Bedroom 3.45 M x 3.45 M

Listing Presented By:



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