



## 3815 6 Street Calgary Alberta

\$1,712,500

Gorgeous 1914 craftsman-style home in the prestigious and historic community of Elbow Park just a 5-minute walk in either direction to the River. This unique 1.5-storey home seamlessly combines character and modern conveniences while still maintaining its original charm. Sip morning coffees on the expansive full-width, front porch with views of the quiet treelined street surrounded by mature landscaping, wrought iron fence and meticulously manicured lawn. The bright and airy interior is bathed in natural light accenting the old-world features, antique details and gleaming hardwood floors. French doors lead to the timeless living room inviting relaxation in front of the charming brick-encased, wood-burning fireplace. Similarly, the adjacent dining room embraces that classic charm with incredible original details including a built-in window bench and an entire wall of windows streaming in natural light. The kitchen has been updated to incorporate modern features of stainless steel appliances and a gas cooktop alongside country farmhouse elements of a deep apron sink and colourful tile. A breakfast nook allows for ample space for casual meals while 3 oversized windows showcase tranquil backyard views. The family room boasts another charming fireplace and is perfect for curling up with a good book or unwinding after a long day. Those enchanting original details are continued into the captivating den with another fireplace flanked by built-ins and an oversized window framing front porch views creating an inspiring work or study space. A spacious primary bedroom and a full bathroom are also on this level ideal for family members or guests with mobility issues. Hardwood floors and beautiful wainscoting adorn the upper level hallway. This level is home to 3 huge bedrooms drenched in sunshine with easy access to the 4-piece bathroom. A ton of additional, extremely versatil...

Recreational, Games room 18.58 Ft x 27.83 Ft

Bedroom 8.67 Ft x 12.58 Ft

Laundry room 19.00 Ft x 9.50 Ft

Storage 8.83 Ft x 5.50 Ft

Storage 8.83 Ft x 14.67 Ft

Storage 8.67 Ft x 4.67 Ft

Kitchen 20.33 Ft x 15.42 Ft

Family room 11.83 Ft x 17.58 Ft

Den 11.00 Ft x 8.92 Ft

Bedroom 11.75 Ft x 13.17 Ft

4pc Bathroom Measurements not available

Primary Bedroom 11.92 Ft x 13.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://www.gordynmatheson.com/>



**Real Estate Professionals Inc.**

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

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

**Furnace** 11.25 Ft x 14.00 Ft

**4pc Bathroom** Measurements not available

**Living room** 11.00 Ft x 10.25 Ft

**Dining room** 11.92 Ft x 14.00 Ft

**Bedroom** 11.58 Ft x 13.08 Ft

**Bedroom** 10.50 Ft x 18.50 Ft

**4pc Bathroom** Measurements not available