

# \$1,249,000 - 3219 Elbow Drive Sw, Calgary

MLS® #A2202865

**\$1,249,000**

3 Bedroom, 3.00 Bathroom, 1,865 sqft

Residential on 0.10 Acres

Elbow Park, Calgary, Alberta

Nestled in the heart of the city, this exquisite 1912 residence marries timeless elegance with modern convenience. Meticulously maintained, every corner exudes charm and sophistication. Step inside to discover a haven of comfort and style and experience unparalleled warmth with heated floors on the main level perfect for chilly mornings and cozy evenings by the tiled gas fireplace reading a book taken from the stunning built-in book cases. The kitchen is a culinary delight, boasting Kitchen Aid appliances and a Sub Zero wine fridge, paired with spectacular granite counters, richly stained cabinetry, open shelving, and distressed wood beams that create an atmosphere that cannot help but inspire. Venture outdoors through French doors, to your own private oasis, where the tiled backyard beckons with a fireplace and sauna, enveloped by stunning landscaping, patio furniture, hanging baskets, and a pergola for alfresco dining and entertaining. Indulge in relaxation within the primary suite, with an ensuite bath, featuring heated floors, a double vanity, frosted window for privacy, and a luxurious claw foot tub as well as a spacious walk-in closet with custom organizers, ensuring ample storage space for all your needs. 2 additional large bedrooms and a full bath complete the 2nd floor. The basement boasts a large rec room, new bathroom, plenty of storage, and a spacious laundry room. The double detached garage with storage shelving exits onto a paved back alley. Seamlessly



blending modern convenience with timeless charm, every detail of this home reflects thoughtful curation for contemporary living with a whisper of nostalgic elegance.

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202865    |
| Price          | \$1,249,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,865       |
| Acres          | 0.10        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3219 Elbow Drive Sw |
| Subdivision | Elbow Park          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2S 2J4             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s), Beamed Ceilings, Bookcases, Granite Counters, Recessed Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood,                                                                                  |

|                 |                                                    |
|-----------------|----------------------------------------------------|
|                 | Refrigerator, Washer, Gas Stove, Wine Refrigerator |
| Heating         | Forced Air                                         |
| Cooling         | Central Air                                        |
| Fireplace       | Yes                                                |
| # of Fireplaces | 2                                                  |
| Fireplaces      | Gas, Tile, Masonry, Wood Burning                   |
| Has Basement    | Yes                                                |
| Basement        | Finished, Full                                     |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Level, Private |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stone, Wood Frame, Wood Siding                                                |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 38               |
| Zoning         | R-C1             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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