



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3825 Elbow Drive SW  
Calgary, Alberta

MLS # A2254457



**\$999,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Elbow Park                            |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 1,582 sq.ft.                          | <b>Age:</b>   | 1951 (74 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island |                   |      |

**Inclusions:** Storage shed

Welcome to the well maintained and extensively updated bungalow in prestigious Elbow Park. Offering approx. 2,800 sq. ft. of living space, this home blends timeless character with modern upgrades, including hardwood floors, crown mouldings, and detailed millwork. The main level features a spacious living room with fireplace and built-ins, a formal dining room, a high-end granite kitchen overlooking the west-facing yard, a private den/office, two generous bedrooms, and a beautifully updated 4-piece bath. The professionally developed basement is ideal for family living, boasting a large recreation room with electric fireplace, three additional bedrooms with oversized closets, a 3-piece bath, bright laundry room, and plenty of storage. With large windows and high ceilings, the lower level feels bright and inviting. Outdoors, enjoy a sunny west-facing backyard complete with a large deck, double detached garage, and extra parking pad. Steps from Elbow River pathways, Sandy Beach, Stanley Park, Elbow Park School, the Glencoe Club, and just minutes to downtown, this home truly captures the best of inner-city living.