



GRASSROOTS
REALTY GROUP

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603 Hillcrest Avenue SW
Calgary, Alberta

MLS # A2221203



\$1,799,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,015 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.25 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

Heating:	Baseboard, Boiler, Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Dishwashers x2 and Washer/Dryers x2, Fridges x2, 2 burner cooktop, R/I for cooktop in basement suite

Welcome to this beautifully renovated home in the HEART OF ELBOW PARK, one of Calgary's most prestigious and historic neighborhoods, where timeless elegance meets modern comfort. Set on an extraordinary 50' x 226' lot backing directly onto the serene Elbow River, this property offers incredible valley views and exceptional privacy, tucked away from the main road for a peaceful retreat. Step inside and appreciate the timeless craftsmanship and architectural character throughout. Original Oak and Fir hardwood floors, detailed moldings along with chauffeured ceiling details, and classic fireplaces evoke the charm of a bygone era, while updated elements provide modern comfort. The main floor offers bright and spacious living areas perfect for relaxing or entertaining. A recently renovated kitchen is equipped with PREMIUM APPLIANCES, including a Jenn-Air cooktop, Miele dishwasher, double ovens, and custom cabinetry designed to blend functionality with classic style.

This remarkable home presents endless possibilities. Multiple exterior access points offer both convenience and privacy. The lower level features a FULLY DEVELOPED 1 BEDROOM ILLEGAL SUITE with its own private entrance, ideal for extended family, guests, or rental income. Upstairs, you'll find even more possibilities, including a BEAUTIFULLY PRIMARY SUITE WITH PRIVATE RETREAT SEATING AREA and two additional bedrooms and the POTENTIAL FOR UPPER FLOOR LAUNDRY AND COFFEE BAR right off the primary walk in closet. The secondary bedrooms have character on its own with a built in desk and wall cladding features along with an abundance of windows facing the rear yard. Outside, the beautifully landscaped backyard is a private

haven where you can unwind while taking in the natural beauty of the Elbow River. Whether enjoying morning coffee by the water or exploring the nearby trails, this location is perfect for nature lovers and those seeking tranquility within the city. Additional highlights include a rare 4 CAR HEATED GARAGE with a built-in workshop, plus a driveway with space for five more vehicles—an ideal setup for car enthusiasts or hobbyists. Located just minutes from trendy shops, gourmet dining, top-rated schools, and downtown Calgary, this exceptional property offers the ideal blend of seclusion and convenience. Whether you're looking for a peaceful sanctuary or a stunning canvas for your dream home, this Elbow Park treasure delivers. Don't miss your chance to own a piece of Calgary history and experience riverside living at its finest.