



**GRASSROOTS**  
REALTY GROUP

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**3015 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2226741**



**\$1,499,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	1913 (112 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed, Views		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Tray Ceiling(s), Wood Windows		
<b>Inclusions:</b>	All existing appliances		

**UNDER CONTRACT.** This distinguished 1913 character home stands as a rare opportunity to own a piece of Calgary's architectural heritage. Set on an expansive 60 x 125 lot—one of the largest in the area—this stately residence has been lovingly preserved in its original grandeur and is ready for a new chapter. Nearly 3,000 square feet are developed, including four spacious upper-level bedrooms and an additional bedroom suite on the lower level. Lovely brick columns frame the massive front veranda, and the original oak entry door sets the tone for the craftsmanship found throughout the home. Special exterior architectural detailing includes shed roof detailing over windows, gable brackets, exquisite custom railing, historical brickwork design, and intricate eave dental moulding. The mature yard is a true gardener's sanctuary, featuring canopying trees, climbing vines, and a selection of well-established perennial gardens. Large spruce trees offer exceptional privacy and year-round greenery. This unspoiled home is ready for the next owner to appreciate the original architectural detailing. The home features almost 2,200 SF developed above grade, four upper-level bedrooms, and a lower-level bedroom suite. The woodwork has been impeccably maintained and has a richness only seen in homes of this vintage. From pristine quarter sawn oak millwork detailing to leaded glass built-in cabinetry to crystal doorknobs and ornate brass key plates, each detail is a testament to the quality and care of a bygone era. The dining room glows with the charm of original leaded glass windows and built-ins, while the arched black metal and glass fireplace doors provide a dramatic focal point. Thoughtful details continue with original button light switches, pristine lath and plaster walls, flat painted ceilings, and hardwood floors hidden beneath the carpet.

Modern enhancements have been sensitively integrated, including two high-efficiency furnaces with HEPA filters (installed in 2013), recently completed servicing, a full lower-level restoration by a professional firm in 2013, and a thorough sewage line scope. The oversized double garage is in excellent condition, and original elements such as the brass lock keys and a charming hallway telephone closet—complete with its original mirror—speak to the home’s incredible authenticity. With “one-foot” thick walls, baseboard electrical outlets, and all the warmth and integrity of a home built to last, this property offers a unique blend of history, charm, and enduring quality. Located just steps from the exclusive Glencoe Club and within walking distance to the Elbow River pathway, nearby shops, and grocery stores, this is a true gem that must be seen!