



**GRASSROOTS**  
REALTY GROUP

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**1128 Riverdale Avenue SW**  
**Calgary, Alberta**

**MLS # A2235140**



**\$4,040,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,795 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** none

Welcome to Elbow Park! Nestled along the banks of the Elbow River and located on the prestigious Riverdale Avenue—one of Calgary’s most desirable streets—this stunning 3,795 sq ft home offers breathtaking river views, exceptional design, and the ideal spaces your family has been dreaming of. Designed with openness and elegance in mind, the home features soaring vaulted ceilings, floor-to-ceiling windows, and two cozy fireplaces that enhance the inviting atmosphere. The open-concept main level boasts a bright living room, a quiet home office, a formal dining room, and a spacious family room. The gourmet kitchen is a chef’s dream with granite countertops, a breakfast nook, and a casual eating area. Upstairs, the luxurious primary suite overlooks the river and includes a private retreat, two generous walk-in closets, and a spa-like 6-piece ensuite. Two additional bedrooms share a 4-piece bathroom, and a bright loft area offers views over the family room below. The fully developed lower level includes a media/family room, two more bedrooms, an exercise room, and a 3-piece bathroom. Step outside to enjoy the peaceful setting featuring river views, a large concrete patio, and a professionally landscaped yard perfect for relaxation and entertaining.