



GRASSROOTS
REALTY GROUP

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603 Hillcrest Avenue SW
Calgary, Alberta

MLS # A2243881



\$1,750,000

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 residence located in the heart of Elbow Park, one of Calgary's most prestigious and historic neighborhoods, where timeless architecture meets modern-day comfort. Nestled on a rare 50' x 226' lot backing onto the tranquil Elbow River, this property provides exceptional privacy and breathtaking valley views, set back from the main road for a peaceful and secluded atmosphere. Inside, you'll find a captivating blend of classic craftsmanship and tasteful updates. Original Oak and Fir hardwood flooring, intricate moldings, coffered ceiling details, and traditional fireplaces reflect the charm of a bygone era, while thoughtful renovations enhance everyday living. The main floor features bright, generously sized living spaces ideal for both relaxation and entertaining. A renovated kitchen is outfitted with premium appliances, including a Jenn-Air cooktop, Miele dishwasher, double ovens, and custom cabinetry, all designed to seamlessly blend elegance with practicality. This remarkable home offers flexibility for a variety of living arrangements. Multiple exterior entry points enhance privacy and functionality. The fully developed lower level includes a 1-bedroom illegal suite with a separate entrance—an excellent option for extended family, guests, or additional income. The upper floor extends the living space with a luxurious primary suite that includes a private sitting area, a walk-in closet, and potential for an upper floor laundry area or coffee bar. Two additional bedrooms feature thoughtful details such as built-in desks, unique wall cladding, and an abundance of natural light with large windows overlooking the backyard. Step outside to a lushly landscaped backyard designed for tranquility and connection with nature. Enjoy morning coffee beside the river or take advantage of the nearby walking trails—and this

location offers a rare riverside experience within the city. Further enhancing the property is a 4-car heated garage complete with a built-in workshop, along with a driveway that accommodates up to five additional vehicles—perfect for hobbyists or car collectors. Conveniently situated just minutes from downtown Calgary, top-rated schools, boutique shopping, and gourmet dining, this one-of-a-kind home combines urban accessibility with the peaceful ambiance of nature. Whether you're searching for a serene family retreat or a canvas for your dream home, this Elbow Park gem presents an extraordinary opportunity. Explore the chance to own a piece of Calgary's history while enjoying the serenity of riverfront living.