



GRASSROOTS
REALTY GROUP

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**3926 9 Street SW
Calgary, Alberta**

MLS # A2249707



\$2,699,999

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,363 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Gas stove, Oven-Built-In, Refrigerator, Garage control(s)

Property is located into a quiet street in Elbow Park , , south facing overlooking the Elbow river. Empire Custom Homes has created an exceptional contemporary styled 5 bedrooms 4,735 sq.ft. developed home with fully finished basement. Kitchen and bath establish new benchmarks for luxury and craftsmanship. Elbow Park is in close proximity to several esteemed school and is an ideal location in which to raise a family. Elbow Park offers convenient access to downtown, the 4th street and 17th Avenue shopping districts, the Glencoe Club & Calgary's river pathway system. Please refer to the RMS for accurate measurement.