



**GRASSROOTS**  
REALTY GROUP

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**3916 9 Street SW**  
**Calgary, Alberta**

**MLS # A2261346**



**\$2,799,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,455 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

**\*\*Open House Sunday October 5 from 2:30 - 4pm\*\*** Welcome to this exquisitely crafted home, perfectly positioned on an oversized lot in the heart of Elbow Park, one of Calgary's most established and desirable communities. Built by Empire Custom Homes, this residence offers over 3454.81 square feet of timeless design, thoughtful functionality + understated elegance. From the moment you step inside, the home reveals its careful attention to detail. A gracious front entry sets the tone, while a beautiful dining room just off to the left offers a refined space for gatherings. Beyond, the open-concept layout unfolds with a lovely formal living room anchored by a gas fireplace, creating a warm and inviting retreat for Calgary's winters. At the heart of the home lies a chef's kitchen designed for both beauty + performance, featuring Wolf, Sub-Zero + Asko appliances, abundant cabinetry, a generous island + a breakfast bar. This central gathering space flows effortlessly into the adjoining family room, ideal for relaxed evenings or casual entertaining. The tucked away wine-bar + a well-planned mudroom with access to the private yard and oversized double garage complete the main floor, blending everyday convenience with elegant design. A striking open staircase invites you upstairs, with the large floor-to-ceiling windows flooding the home with natural light. The upper level boasts a tranquil primary suite with an expansive walk-in closet + spa-inspired ensuite. Three additional bedrooms, each with their own ensuite, provide rare comfort + privacy for family or guests. A wide central hall enhances the sense of openness + leads to a private balcony to complete the upper level. The theme of refined living is continued on the lower level with a spacious media room + highly functional wet bar, flexible space for a gym or playroom, a fifth bedroom + a full bathroom.

Outdoors, mature landscaping frames a private patio complete with a fireplace, a perfectly designed space for year-round entertaining + quiet evenings alike. The additional green space offers room for family gatherings, children at play + moments of serenity. The combination of scale, craftsmanship + location make this Elbow Park residence a truly rare opportunity. From its proximity to top-rated schools, community parks + the Glencoe Club, to nearby river pathways, vibrant shopping + dining districts, this is a home that captures the very best of inner-city living.