



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

236 38 Avenue SW
Calgary, Alberta

MLS # A2282358



\$2,299,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,491 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: Refrigerator in Basement

Welcome to 236 38 Avenue SW - a rare and exceptional opportunity on a 50 x 125-foot lot in prestigious East Elbow Park. Nestled on a quiet, tree-lined street just steps from the Elbow River, this beautifully renovated home offers an ideal blend of timeless elegance, modern functionality and a thoughtfully designed, family-friendly layout. Completely transformed in 2018 with a top-to-bottom renovation and offering over 3,600 sq ft of exquisitely developed living space, every detail was carefully considered to create a warm, inviting home designed for real living. One of the few homes in the area with 4 bedrooms on the upper level, this layout is perfectly suited to growing families who value both space and style. The serene primary suite spans the full width of the home and overlooks the lush, private, professionally landscaped backyard, supported by fully automated in-ground irrigation system. It features a spacious, meticulously designed walk-in closet and a spa-inspired 5-pc ensuite with heated floors. A striking, architecturally designed floating open rise glass staircase connects the levels and sets the tone for the main floor, which strikes a perfect balance between open-concept flow and defined, functional spaces. The sun-drenched front living room showcases south-facing floor to ceiling windows, gleaming hardwood floors, and an exceptional masonry wood burning fireplace. Just off the spacious front foyer - finished with heated limestone tile - is a dedicated home office with custom walnut built-ins, offering an ideal work-from-home setup. At the heart of the home, the dream kitchen and dining area are both stunning and highly functional. Highlights include a waterfall island with prep sink, a premium appliance package with a built-in counter depth fridge, 2 convection ovens and a 36" six-burner gas cooktop, and a cleverly designed 10-foot built-in

sideboard offering extensive custom pantry storage, a beverage fridge, and a coffee bar. Large sliding doors open directly onto a massive tiered back deck - perfect for entertaining or simply enjoying the outdoors while children play in the large, landscaped yard. The thoughtful floor plan continues with a 1/2 bath and an exceptional mudroom with heated limestone floors, a skylight, featuring five custom lockers, a dedicated shoe closet, and abundant smart storage, along with a separate laundry room complete with a utility sink, generous counter space, and ample room for folding, hanging, and organization. Downstairs, the fully developed basement offers a cozy family room, a 5th bedroom, a 3-pc bathroom, space for a home gym, a well-sized walk-in storage closet, and a custom workshop area - ideal for hobbies or DIY projects. Set on a beautifully landscaped lot with detached double garage, this home is just minutes from downtown and walking distance to Calgary's most beloved amenities, including top-rated schools, scenic pathways, Stanley Park Britannia Plaza and the shops and restaurants of Mission.