



3840 6 Street SW
Calgary, Alberta

MLS # A2104836

\$1,589,000



Division:	Elbow Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,440 sq.ft.	Age:	1920 (104 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: alarm system

Lovely family home in the heart of desirable west Elbow Park. Located at the south end of this pretty and tree-lined block, with south side-yard exposure making it one of the sunniest homes in the area. One block to Elbow Park Elementary…watch your kids walk to school. 37.5’ lot with 3240 square feet of total development, high ceilings, 4 bedrooms and 3.5 baths. Central AC for summer comfort. Character-filled living room and dining room plus a handy main floor office off the entry. The kitchen has great storage and workspace including an island, an induction cooktop, a sunny casual dining nook and a “La Sommeliere” professional wine fridge. Fantastic main floor family room with vaulted and skylit ceiling. The balance of the main floor holds a bedroom, 3-piece bath, rear mud-room and front foyer. Upstairs is a beautiful primary suite with vaulted ceiling, ample storage in the 2 walls of closets and a newer 5-piece ensuite bath. Also, a second bedroom, loft-flex space and a 2-piece bath. The lower level holds a 2nd family room, bedroom, 4-piece bathroom and laundry room. Storage is in great supply at this home with a lower storage room, storage closets and 2 large and finished crawl spaces. Beautiful and private rear yard with deck, patio, lots of perennials. Double garage off the paved alley. Meticulous maintenance and a must see!