



**1208 39 Avenue SW  
Calgary, Alberta**

**MLS # A2120541**



**\$1,950,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Faces Front, Oversized, Q		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Street Lighting, Rectangular Lot, See Rema		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Build your dream home on this south facing 75'x125' view lot located on prestigious 39 Ave in Elbow Park. With views of the Elbow River Valley and Britannia, this would be the perfect location to build a new modern multi-level home. Sitting high on 39 Avenue, the design possibilities are endless. You are in easy walking distance to River Park, the Elbow River Path system and your Elementary aged children are just up the hill from the historic Elbow Park School, renovated in 2017. You are very close to the off leash dog park and Sandy Beach, the Glencoe Club, Marda Loop, Elbow Park Tennis Club, public transit and the trendy Mission shopping and restaurant district. Downtown Calgary is a short 10 minute commute. Western Canada High School with its International Baccalaureate Program is the designated High School. The existing 1648 sq ft character bungalow has a 4 car tandem under drive garage and would provide excellent holding possibilities until your building permits are in place. A short one block, 39 Ave is a wonderful mixture of new and old Calgary architecture. View lots of this calibre rarely come up for sale.