



3815 6 Street SW
Calgary, Alberta

MLS # A2140617



\$1,712,500

| | | | |
|------------------|---|---------------|--------------------|
| Division: | Elbow Park | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 2,280 sq.ft. | Age: | 1914 (110 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Insulated, Oversized, Paved | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscaping | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Parquet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame, Wood Siding | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), French Door, See Remarks, Soaking Tub, Storage | | |

Inclusions: TV attachments, stand-up fridge/freezer in the basement, alarm system, furniture is negotiable.

Gorgeous 1914 craftsman-style home in the prestigious and historic community of Elbow Park just a 5-minute walk in either direction to the River. This unique 1.5-storey home seamlessly combines character and modern conveniences while still maintaining its original charm. Sip morning coffees on the expansive full-width, front porch with views of the quiet treelined street surrounded by mature landscaping, wrought iron fence and meticulously manicured lawn. The bright and airy interior is bathed in natural light accenting the old-world features, antique details and gleaming hardwood floors. French doors lead to the timeless living room inviting relaxation in front of the charming brick-encased, wood-burning fireplace. Similarly, the adjacent dining room embraces that classic charm with incredible original details including a built-in window bench and an entire wall of windows streaming in natural light. The kitchen has been updated to incorporate modern features of stainless steel appliances and a gas cooktop alongside country farmhouse elements of a deep apron sink and colourful tile. A breakfast nook allows for ample space for casual meals while 3 oversized windows showcase tranquil backyard views. The family room boasts another charming fireplace and is perfect for curling up with a good book or unwinding after a long day. Those enchanting original details are continued into the captivating den with another fireplace flanked by built-ins and an oversized window framing front porch views creating an inspiring work or study space. A spacious primary bedroom and a full bathroom are also on this level ideal for family members or guests with mobility issues. Hardwood floors and beautiful wainscoting adorn the upper level hallway. This level is home to 3 huge bedrooms drenched in sunshine with easy access to the 4-piece bathroom. A ton of additional,

extremely versatile space awaits in the finished basement. Easily divide the massive rec room with furniture to create zones for media, games and play. Another fireplace invites you to put your feet up and relax. There is also a flex room for an enclosed gym or office, ample storage. A full luxurious bathroom is also situated on this level. The tranquil backyard oasis is finished with low-maintenance patio pavers for several ways to enjoy the outdoors hosting casual barbeques, dining alfresco or lounging soaking up the sunny west exposure. Privately nestled behind mature trees, a tall fence, a back brick wall and the insulated and drywalled double detached garage. Paved back lane too, further adding to your comfort! All this and a phenomenal location within an extremely family-oriented neighbourhood that borders the Elbow River pathway system and includes great schools, parks, tennis courts, ice rink, fun community events including movies in the parks and much more all within walking distance!