



1209 Riverdale Avenue SW
Calgary, Alberta

MLS # A2143122



\$2,550,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,464 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Located on the last block of Riverdale Avenue, closest to Sandy Beach, this home was extensively renovated in 2020 + shows fabulously.

No expense was spared in the reconfiguration/redesign of the home + includes Lovely landscaping + appealing curb appeal with newer stucco exterior welcomes you to the property. The main floor offers a large living room with vaulted ceiling + feature wall with wood burning fireplace overlooking the street + spacious for large gatherings. The kitchen is the hub of the house with its huge island to gather around, an abundance of custom made cabinetry + professional Wolfe appliances. Off the kitchen there is a flex room/nook with built in banquette + a substantial dining room with built in bar (wine fridge + additional beverage fridge) with patio access to large deck creating an excellent flow of indoor/outdoor, living/entertaining. Light streams into the upper level through the huge skylight in the hallway. There are 3 roomy bedrooms upstairs, family bath with steam shower + primary bedroom with ensuite that includes a soaker tub + stand alone + fabulous walk in dressing room. Lower level is fully developed with acid washed heated concrete flooring, a very open family room with space for office/gym + tv area . 4th bedroom on this level + additional full bath. The Renovation (\$750,000 to the house + \$250,000 on landscape) includes kitchen, bathrooms, windows, (with lifetime warranty), in floor heating in lower level, hardwood flooring, plumbing, electrical, doors, painting, bathroom + bedroom cabinetry, exterior stucco on house + garage (+ heated), eavestroughs, fascia, cladding, new gas line, water line + sewer lines to the house; landscaping includes new irrigation system, new trees + planting, fences + deck. Walk to Sandy Beach, Elbow Park + Rideau Park schools, Glencoe Club + Britannia shops + parks.

Very close to 4th street shops, Calgary Golf + Country Club, Chinook Center + downtown. Unbeatable location with fantastic neighbors.