



**302 38 Avenue SW
Calgary, Alberta**

MLS # A2150372



\$1,499,900

Division:	Elbow Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,061 sq.ft.	Age:	1912 (112 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Garden, Many Trees, Views		

Heating:	None	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Property is sold AS-IS, WHERE-IS

Make your dream a reality with this unbelievable setting located in the highly coveted "East Elbow Park." Surrounded by stunning homes and canopied tree-lined streets, embark on this incredible opportunity and call your favourite architect and builder to start planning your next family estate home. This generational property spans across a 50x125' corner lot and offers breathtaking views from the second level. Located within close proximity to the river pathways, Sandy Beach, Stanley Park, the prestigious Glencoe Club, excellent schools, shopping, transit, and easy access to downtown. Don't miss out on this rare find.