

**620 Lansdowne Avenue SW**  
**Calgary, Alberta**

**MLS # A2304440**



**\$2,255,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Covered, Double Garage Attached, Driveway, Garage Door Opener, Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Slope		

<b>Heating:</b>	Central, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** This home features a Rollco shutter security system

Welcome to the elegant neighbourhood of Elbow Park. This charming Post Modern home offers over 3200 square feet of living space. Tucked away on a one way street and facing forested reserve space your privacy and tranquility is ensured. The Interior features a vaulted wood beamed ceiling with skylights affording sun drenched days. Imagine yourself in a beautiful chalet in the heart of the city. The open floor plan creates a bright and airy living environment. The Cornerstone feature of this home is the raised hearth dual sided bi-level fireplace that can be enjoyed from the living area, dining room, secondary living area and office/den. The upper level feature 3 generous bedrooms. The Primary with En suite and another 4 piece bath for the additional 2 upstairs bedrooms. The sliding patio doors off the kitchen and primary bedroom allow access to the generous deck surrounded by mature trees. In the lower level we have another full wall of windows creating a feeling of outdoor access and allowing ample light. This area offers an additional living space again with full access to the feature fireplace. The office/den area can be whatever you envision. Art studio, playroom - choose your own adventure. The lower level features another generous bedroom as well as ample storage rooms and a large recreation space. A newly renovated 3pc bath makes this the perfect guest space. The ample laundry space has a separate entrance for ease of access. The back yard is fully fenced with a gas firepit that's perfect for roasting hotdogs and smores or enjoying get-togethers. The detached 3 car garage includes a hydraulic lift as well as shop space. This is a generous green space with mature trees and blooming front garden. An attached double car garage allows ample parking space for family and guests. Situated just a block away from the Elbow River with easy access to top rated schools,

The Glencoe, Stanley Park and Shopping. This lovely home presents a rare opportunity to own a special parcel of property in the heart of the city