

914 36 Avenue SW
Calgary, Alberta

MLS # A2308613



\$2,950,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,353 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional inner-city oasis in the prestigious community of Elbow Park, masterfully built by Inland Homes. This impressive residence showcases a grand foyer with soaring 20-foot ceilings, complemented by upgraded natural travertine tile and rich hardwood flooring that seamlessly lead into an elegant great room anchored by a stunning wood-burning fireplace. Designed for both everyday living and entertaining, the chef-inspired kitchen is a true centrepiece, featuring granite countertops, an oversized custom island, and premium Viking Pro Series appliances. The main floor also includes a formal dining room and a large office with doors leading out to the front sitting area. Upstairs, the serene primary retreat offers a luxurious five-piece, spa-inspired ensuite, a spacious walk-in closet, and access to a bright upper-level sitting area. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry room complete the upper floor. The fully developed walkout basement extends the living space with in-floor heating, a fourth bedroom, dedicated gym area, and a cozy family room enhanced by custom wood built-ins. A large mudroom and storage area provide practical access to the oversized attached garage. Outdoor living is equally impressive, with three distinct private seating areas, including a private covered walkout patio finished with exposed aggregate and a gorgeous upper level deck with modern glass railings and a striking architectural wood pergola—perfect for relaxing or entertaining. Set on an expansive 7,804 sq. ft. lot, this remarkable home is just steps from the scenic Elbow River pathways, top-rated schools, and premier amenities including the Glencoe Club.