

628 Elbow Drive SW Calgary, Alberta

MLS # A2317304



\$2,080,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,791 sq.ft.	Age:	1918 (108 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Garage Faces Side, Insulated, Over		
Lot Size:	0.37 Acre		
Lot Feat:	Few Trees, No Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	TV and TV mounts, the large mirror in the family room		

Ideally located within walking distance to downtown, the Glencoe Club, the shops and restaurants of 4th Street and 17th Avenue, and all levels of schooling, this charming traditional home offers an exceptional lifestyle in one of Calgary's most sought-after inner-city locations. Situated directly across from the Elbow River and its extensive pathway system, this exceptional property combines urban convenience with outstanding access to nature, recreation, and some of Calgary's most desirable amenities. Set on an incredibly private, gated 1/3-acre (50' x 330') flat lot, a rare offering in this premier location, the property boasts outstanding curb appeal with its timeless brick and stone exterior, welcoming front patio, mature landscaping, and park-like backyard. The expansive grounds also provide exceptional parking and storage with a rare triple detached garage, creating a unique opportunity to own a wonderful family home on an extraordinary lot. This beautifully maintained home has benefited from numerous recent improvements throughout. The entire interior has been freshly painted, all flooring has been professionally stained, and all interior light fixtures have been replaced. Significant mechanical upgrades include new plumbing throughout, updated electrical systems, two furnaces, a new water heater (2026), and central air conditioning. The main floor offers spacious principal rooms, including a formal living room, dining room, private office, laundry room, and a generous family room addition overlooking the park-like backyard. The fully renovated kitchen is equipped with a large island, professional-grade appliances, a wine refrigerator, new backsplash and countertops, including a new washer and dryer, and a new oven and microwave in 2025. A renovated powder room and electric fireplace complete the main level. Upstairs, four generously sized bedrooms provide

excellent family accommodation. The primary suite features a walk-in closet and private ensuite, while two full bathrooms have been beautifully renovated. The staircase railing has also been replaced, adding to the home's updated appeal. The redeveloped lower level offers a spacious family/recreation room, guest bedroom, full bathroom, new carpeting, and upgraded mechanical systems. Additional exterior improvements include refinished garage flooring, deck flooring, and a restored chimney, all completed in 2026. Featuring hardwood flooring throughout, abundant natural light, three fireplaces, and beautifully proportioned living spaces, this move-in-ready property seamlessly combines timeless character with thoughtful modern updates in one of Calgary's premier neighborhoods.