

**1209 Riverdale Avenue SW**  
**Calgary, Alberta**

**MLS # A2321496**



**\$2,750,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,620 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Private, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan		

**Inclusions:** All home automation equipment, two televisions on the main floor

Perfectly positioned on coveted Riverdale Avenue, this beautifully redesigned custom home offers an exceptional combination of timeless style, thoughtful design, and an unbeatable location. Extensively redesigned and renovated in 2020, with significant additional enhancements and technology upgrades completed more recently, this is a rare turnkey opportunity in one of Calgary's most sought-after inner-city communities. Mature landscaping, exceptional curb appeal, and a striking stucco exterior create an unforgettable first impression. Inside, every detail has been carefully curated to create a sophisticated yet comfortable living environment. The main level is designed to bring people together, featuring a spacious front living room with vaulted ceilings, a wood-burning fireplace, and picturesque views of the tree-lined street. At the heart of the home is an impressive chef-inspired kitchen with an oversized gathering island, extensive custom cabinetry, and premium Wolf appliances. The adjoining dining and family spaces flow effortlessly to the expansive rear deck, creating an ideal setting for entertaining and everyday family life. A dramatic skylight fills the upper level with natural light, enhancing the bright and airy feel throughout. Upstairs, you'll find three generous bedrooms, a beautifully updated family bathroom complete with a steam shower, and an exceptional primary retreat featuring a luxurious ensuite and an expansive walk-in dressing room. The fully finished lower level expands the living space with heated concrete floors, a large recreation and media area, dedicated fitness space, and a fourth bedroom—ideal for guests, teenagers, or a home office. Further enhancing the home is a professionally integrated whole-home automation and technology package, offering a level of comfort and convenience rarely found. Designed to

operate seamlessly in the background, the system integrates intelligent lighting, premium entertainment, enterprise-grade WiFi connectivity, advanced security, and centralized control through elegant touchscreen and mobile interfaces. Adaptive lighting scenes, integrated media experiences, and thoughtfully designed automation elevate everyday living while preserving the home's clean, sophisticated aesthetic. This premier location places you within walking distance of Sandy Beach Park, The Glencoe Club, the boutiques and restaurants of Britannia Plaza, and highly regarded schools in Elbow Park and Rideau Park. Just minutes from the shops and dining along 4th Street, Calgary Golf & Country Club, CF Chinook Centre, and downtown, this is an exceptional opportunity to own a truly distinctive home.