

**3607 7 Street SW**  
**Calgary, Alberta**

**MLS # A2306284**



**\$2,350,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Tandem		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Boiler, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sauna, Storage, Sump Pump(s)		
<b>Inclusions:</b>	Sauna, Hot Tub		

OPEN HOUSE SAT. MAY 2....2-4 PM!!! Rare 1912 American Arts & Crafts home nestled in Elbow Park! Next to community tennis courts , walking distance from both William Reid and Elbow Park Elementary Schools, and 3 blocks from prestigious Glencoe Club. This 3 bedroom, 3.5 bath family home combines timeless charm with modern luxury and is one of the few properties features own brand new carriage house, perfect for grandparents, a nanny, in-laws and adult children attending university. Amazing curb appeal with beautiful landscaping and a private west yard featuring sauna, hot tub and outdoor fireplace! From its craftsman architecture and heritage details to the exceptional updates and private backyard oasis, this is a truly special property blending historic character with contemporary living in one of Calgary's most sought-after inner city SW communities. It's a 10!