

**3607 7 Street SW
Calgary, Alberta**

MLS # A2306284



\$2,350,000

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

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