

**3220 6 Street SW**  
**Calgary, Alberta**

**MLS # A2185219**



**\$1,499,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,191 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Enclosed, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversi		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Interior Lot, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Wood Windows

**Inclusions:** Garage drywalled and insulated w/ heater, in floor heat in basement family room, security camera. x2, security keypad at front door. mailbox at front door.

Welcome to one of the most beautiful streets in Elbow Park! This stunning two-story home boasts 2,190.20 sq ft of living space, with 4 spacious bedrooms upstairs and an additional 933.73 sq ft in the basement, providing ample room for couples and families alike. This charming character home greets you with a large front porch, perfect for enjoying your morning coffee or relaxing with loved ones. As you step inside, you'll be welcomed by a grand entryway featuring high ceilings, 10-inch baseboards, and exquisite millwork surrounding the central staircase. The front living room is bathed in natural light from the large window overlooking the porch, showcasing hardwood flooring, beamed ceilings, a decorative fireplace, and south-facing side windows that enhance its brightness. The elegant arched opening leads you to the rear dining room, ideal for family gatherings and entertaining. A sizable window looks out over the newly painted rear deck and patio, creating a warm and inviting atmosphere. The kitchen features creamy white wood cabinets, stone countertops, and a spacious walk-in pantry. It comes equipped with a Wolf stainless steel 4-burner oven range, microwave hood fan, Subzero refrigerator, stainless steel dishwasher, garburator, and a beautiful window above the sink that provides extra light. The bright rear den, perfect for an office or family TV room, benefits from side and rear windows, while the patio door entry conveniently offers a mudroom space for future cabinetry. Upstairs, the four bedrooms include a generous primary suite with dual closets, a decorative fireplace, and direct access to a luxurious 5-piece bathroom. The lower level features heated floors, 9-foot ceilings, and a 3-piece bathroom, complemented by two side windows in the recreation room, creating a fantastic family space. Additionally, the finished storage area doubles as a wine room or gym,

while the utility room houses the furnace, humidifier, and hot water tank. The laundry room includes a front-load washer and dryer, along with plenty of room for storage. The backyard is a true oasis, complete with a freshly painted patio and deck, a shed, and a single detached insulated and drywalled heated garage. A new furnace has been installed with a warranty. Don't miss this incredible opportunity! Enjoy walking to the Glencoe Club, schools, shopping, river pathways, tennis courts, Elbow Park community centre, 4th Street, and much more.