

3004 4 Street SW
Calgary, Alberta

MLS # A1239255



\$1,210,000

Division:	Roxboro		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,827 sq.ft.	Age:	1928 (94 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Faces Side		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Flood Plain, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped,		

Heating:	Forced Air, None	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: Shed

Classic "Mediterranean" villa styled home built in 1928. Located next to trendy Mission in the wonderful community of Roxboro. Tastefully renovated with a flair. Large central entry hall giving access to all points. Nice proportioned living room with a historic fireplace. Entry to the very romantic dining salon with windows on three sides. There is access also to two nicely sized bedrooms. The kitchen is very European with its own "Bistro" breakfast room done in French Toile wallpaper. A three piece bath plus access to the upper and lower floors complete the main floor. The upper floor encompasses the entire upper level. Lots of storage closets. Enjoy your private four piece ensuite bath here. The lower level has fairly recent complete professional development including new windows, mechanical, plumbing, and electrical systems. A fourth bedroom, romantic, fun laundry room, an opera three piece bath, plus a spacious family/ games room are the perfect areas for casual living. The garden is delightful with mature trees, shrubs and flowers. Two wonderful private garden spaces, one on the NW side, and one area on the south side. The south side has a old world brick patio, pergola, fire pit. A charming children's cottage or storage shed, suiting the style of the home, plus a double garage complete this south garden area. Wonderful proximity to walks along the Elbow River pathways, beautiful parks, plus the dining and shopping of 4th Street! A very brief walk to the city centre!