

225 38 Avenue SW  
Calgary, Alberta

MLS # A2222712



## \$2,100,000

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,323 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Wet Bar		

**Inclusions:** 2 dishwashers, 2 refrigerators, TV mount

OPEN HOUSE Saturday, May 24th from 12-4pm. A rare opportunity to own nearly 4,900 sq.ft. of luxury in one of Calgary's most iconic inner-city communities. Welcome to this exceptional luxury estate home in Elbow Park, offering nearly 4,900 sq.ft. of refined living space across three spacious, light-filled levels. Built in 2016, this two-storey residence is a perfect blend of classic architecture and modern comfort, set in one of Calgary's most desirable inner-city communities. The main floor showcases an expansive open-concept layout with soaring ceilings, large windows, and premium finishes throughout. The gourmet kitchen features a newer Wolf gas range, extended cabinetry, quartz surfaces, and a large central island that flows into a generous dining space and bright living room with a stylish two-way fireplace. A private home office with sliding doors completes the main floor—ideal for work-from-home professionals. Upstairs you'll find three large bedrooms, including a spectacular primary suite with a luxurious spa-inspired ensuite—complete with double vanities, a free-standing soaker tub, and an oversized tile and glass shower with multiple shower heads. The suite also features an expansive walk-in closet. The second bedroom also has its own private ensuite, thoughtfully finished with a tile-and-glass steam shower, making it perfect for guests, teens, or multigenerational living. A third upper bedroom, bonus/media area, and a separate laundry room provide both comfort and convenience. The fully finished lower level offers in-floor heating, a fourth bedroom, a full bathroom, large family/rec room, a sleek wet bar, and a separate wine room—ideal for entertaining in style. Enjoy the outdoors in the sunny, south-facing backyard, surrounded by mature landscaping and perfect for relaxing or entertaining. A double

detached garage offers privacy, security, and easy access year-round. All of this is located just steps from top schools, parks, Elbow River pathways, and the shops and restaurants of Calgary's vibrant inner core. This is a rare opportunity to enjoy estate-level living in a walkable, family-friendly, inner-city setting.