3217 Elbow Drive SW

Calgary | Active | MLS® A2323976

$998,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1912**	**2,456.98 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

A home with a history! Looking for an Owner who will love it as much as the last Owners!!! Embrace an exceptional opportunity to reimagine this remarkable two and half storey home, nestled within the coveted community of Elbow Park, SW Calgary. Boasting generous living spaces spanning 2456.98 square feet, this house presents a canvas for those seeking architectural elegance and personalization. With four bedrooms above grade and two bathrooms, the home offers comfort and functionality for its inhabitants. Step inside to discover a warm inviting atmosphere, accentuated by hardwood floors, 9ft 3 inch high beamed ceilings in the living room/dining room, sunlight filtering in through beveled glass windows in the entrance foyer. Also complemented by mostly newer vinyl windows, the high ceilings create a sense of spaciousness. Quartz counters grace the kitchen plus updated cabinets plus pot lights providing an ideal setting for culinary pursuits. A stone fireplace, adorned with a mantle, welcomes guests in the entrance, establishing an ambiance of grandeur. Retreat to serene retreats within the bedrooms, including a spacious west deck off the primary bedroom. Though the basement remains unfinished but with two high efficiency furnaces with room for storage, wine cellar, workout areas. Outside, discover private outdoor spaces including sundecks, concrete rear patio, spacious front covered verandah enhanced by landscaped front and back yards, low maintenance landscape, and a paved back lane providing added convenience. Situated within a vibrant community, residents benefit from access to community amenities such as a clubhouse, park, playground, schools nearby, shopping nearby, sidewalks, street lights, tennis court(s), and walking/bike paths. With its generous size, private lot spanning 4133 square feet, and single detached garage accommodating one vehicle, this home offers a remarkable combination of comfort, convenience, and potential for transformation-a rare opportunity to infuse your own vision into this Elbow Park gem with the Elbow River walking/bike paths across the street and a short walk to all the restaurants, coffee shops and amenities of 4th Street SW.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323976
Bedrooms	4
Bathrooms	2
Year Built	1912
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 and Half Storey
Total Living Area:	2,456.98 sq. ft.
Main Level Finished Area:	1,088.63 sq. ft.
Upper Level Finished Area:	1,368.35 sq. ft.
Acreage:	No
Lot Area:	4,133 sq. ft.
Lot Frontage:	37'7"
Front Exposure:	East
Unit Exposure:	East
Levels:	2 and Half Storey
End Unit:	No Common Walls
Total Rooms Above Grade:	10
Year built:	1912 (Age: 114)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	3452W
Heating:	High Efficiency, Floor Furnace, Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Metal
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum, Softwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Entrance, Mantle, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Rear Drive, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Elbow Park
Appliances:	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 24'7" × 12'8" ·
Main Floor	Dining Room · 12'11" × 12'8" ·
Main Floor	Kitchen With Eating Area · 12'7" × 12' ·
Main Floor	Foyer · 11'7" × 10'4" ·
Main Floor	Mud Room · 7'3" × 4'1" ·
Main Floor	Laundry · 8'5" × 6' ·

2nd Floor	Bedroom - Primary · 13' × 12' ·
2nd Floor	Bedroom · 12'11" × 10'2" ·
2nd Floor	Bedroom · 12'8" × 10'11" ·
2nd Floor	Bedroom · 12'7" × 10'11" ·
3rd Floor	Game Room · 13' × 9'2" ·
3rd Floor	Flex Space · 7'9" × 5'11" ·
3rd Floor	Bonus Room · 12'11" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Beamed Ceilings, High Ceilings, Quartz Counters, See Remarks, Stone Counters, Vinyl Windows
Exterior Features:	Awning(s), Other, Private Yard
Patio And Porch Features:	Awning(s), Deck, Front Porch, Patio, See Remarks
Lot Features:	Back Lane, City Lot, Creek/River/Stream/Pond, Front Yard, Greenbelt, Landscaped, Low Maintenance Landscape, Other, Private, See Remarks, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3217-elbow-drive-sw-calgary-a2323976/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.