

# \$2,100,000 - 225 38 Avenue Sw, Calgary

MLS® #A2222712

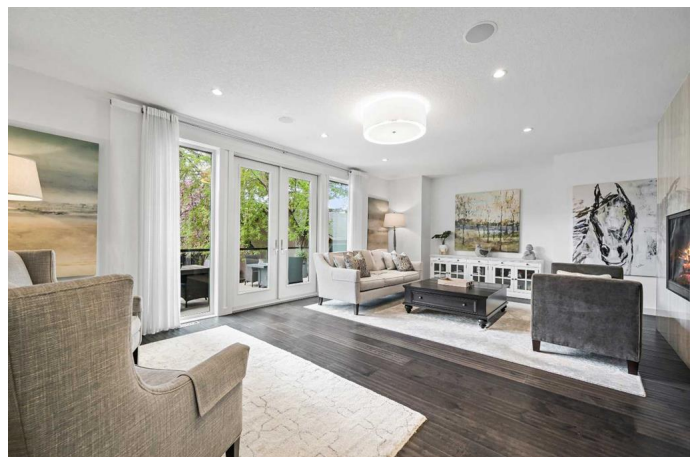
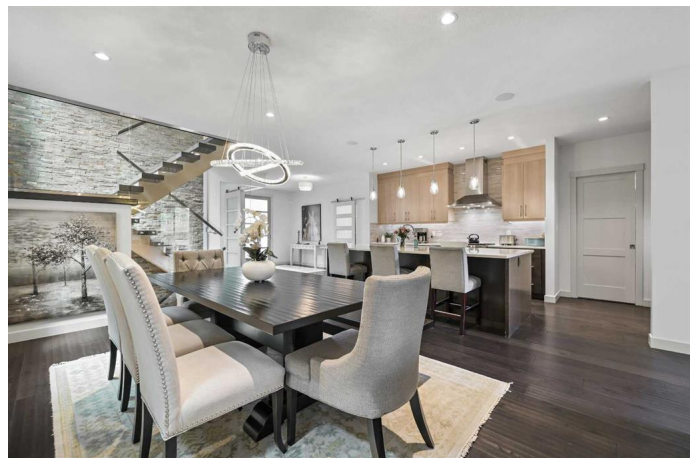
## \$2,100,000

4 Bedroom, 5.00 Bathroom, 3,323 sqft

Residential on 0.11 Acres

Elbow Park, Calgary, Alberta

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.

Built in 2014

### Essential Information

MLS® #	A2222712
Price	\$2,100,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,323
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	225 38 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2S 0V5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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