

# \$4,040,000 - 1128 Riverdale Avenue Sw, Calgary

MLS® #A2235140

**\$4,040,000**

4 Bedroom, 4.00 Bathroom, 3,795 sqft

Residential on 0.19 Acres

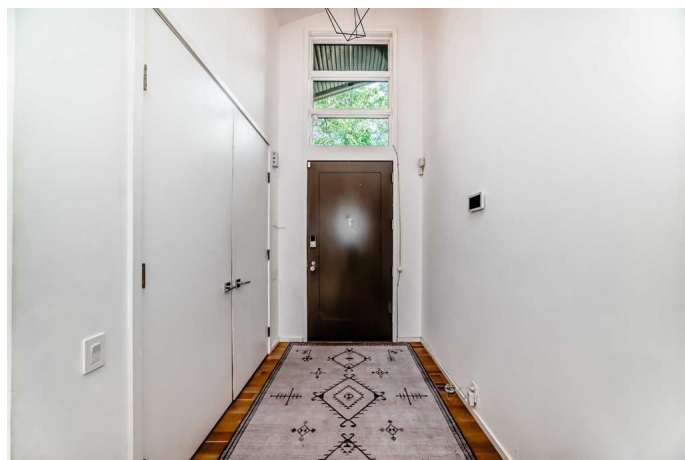
Elbow Park, Calgary, Alberta

Welcome to Elbow Park! Nestled along the banks of the Elbow River and located on the prestigious Riverdale Avenue—one of Calgary’s most desirable streets—this stunning 3,795 sq ft home offers breathtaking river views, exceptional design, and the ideal spaces your family has been dreaming of.

Designed with openness and elegance in mind, the home features soaring vaulted ceilings, floor-to-ceiling windows, and two cozy fireplaces that enhance the inviting atmosphere. The open-concept main level boasts a bright living room, a quiet home office, a formal dining room, and a spacious family room. The gourmet kitchen is a chef’s dream with granite countertops, a breakfast nook, and a casual eating area.

Upstairs, the luxurious primary suite overlooks the river and includes a private retreat, two generous walk-in closets, and a spa-like 6-piece ensuite. Two additional bedrooms share a 4-piece bathroom, and a bright loft area offers views over the family room below.

The fully developed lower level includes a media/family room, two more bedrooms, an exercise room, and a 3-piece bathroom. Step outside to enjoy the peaceful setting featuring river views, a large concrete patio, and a professionally landscaped yard perfect for relaxation and entertaining.



Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235140    |
| Price          | \$4,040,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,795       |
| Acres          | 0.19        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1128 Riverdale Avenue Sw |
| Subdivision | Elbow Park               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2S0Y8                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Waterfront     | River Front            |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s) |
| Appliances        | None                                                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Partial                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Dog Run                            |
| Lot Description   | Back Yard, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 12             |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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