

# \$2,699,999 - 3926 9 Street Sw, Calgary

MLS® #A2249707

**\$2,699,999**

5 Bedroom, 6.00 Bathroom, 3,363 sqft

Residential on 0.20 Acres

Elbow Park, Calgary, Alberta

Property is located into a quiet street in Elbow Park , , south facing overlooking the Elbow river. Empire Custom Homes has created an exceptional contemporary styled 5 bedrooms 4,735 sq.ft. developed home with fully finished basement. Kitchen and bath establish new benchmarks for luxury and craftsmanship. Elbow Park is in close proximity to several esteemed school and is an ideal location in which to raise a family. Elbow Park offers convenient access to downtown, the 4th street and 17th Avenue shopping districts, the Glencoe Club & Calgary's river pathway system. Please refer to the RMS for accurate measurement.

Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249707    |
| Price          | \$2,699,999 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,363       |
| Acres          | 0.20        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3926 9 Street Sw |
| Subdivision | Elbow Park       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2T 3E2          |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | See Remarks                                          |
| Appliances        | Gas Stove, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating           | In Floor, Forced Air, High Efficiency                |
| Cooling           | Central Air                                          |
| Fireplaces        | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt                            |
| Construction      | Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 33                |
| Zoning         | R-CG              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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