# \$2,350,000 - 3025 Elbow Drive Sw, Calgary

MLS® #A2240454

## \$2,350,000

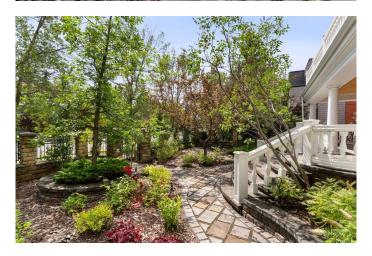
4 Bedroom, 6.00 Bathroom, 4,246 sqft Residential on 0.17 Acres

Elbow Park, Calgary, Alberta

Introducing the Campbell Residence â€" A Rare Offering in the Heart of Elbow Park! Built in 1912, The Campbell Residence is a beautifully restored example of Georgian Revival-style architecture in Calgary. Situated on a 60' x 126' lot across from the Elbow River and surrounded by mature trees and lush landscaping, this 4,250 sq.ft. red-brick estate blends timeless architectural charm with modern functionality for contemporary living. Its dignified exteriorâ€"defined by formal symmetry, quality pressed brick, and a full-width veranda with classical balustradesâ€"recalls the grace of substantial American colonial homes. But step inside, and you'II find a residence that has been thoughtfully and extensively restored to today's standards while preserving its historic soul. This home also has a storied past. Joseph Campbell acquired the lot in 1911, and in the decades that followed, it was occupied by several notable Calgarians, including Percy Carson, Mrs. Adelaide E. Parker, and Mrs. W.A. Stevens. From 1924 to 1927, it was the residence of John Burns, and nephew of Senator Patrick Burns. From 1929 to 1957, the home was owned by industrialist Frederick L. Irving and his familyâ€"marking over four decades of prominence in Calgary's social and business history. Inside, expansive principal rooms offer exceptional flow for everyday living and elegant entertaining. The formal living room features original millwork, a fireplace, and







French doors that open to a private southwest-facing patio with an outdoor fireplace. The formal dining room is ideal for hosting, while a cozy family room with its own fireplace provides a relaxed retreat. The beautifully updated kitchen pairs heritage style with high-end functionalityâ€"featuring classic white cabinetry, a generous walk-in pantry, top-tier appliances, a hearth-style sitting area with fireplace, and heated floors. The upper floors include four bedroomsâ€"three with ensuitesâ€"highlighted by a luxurious primary suite with a 5-piece ensuite and a spacious laundry room. The third floor offers flexible space for a gym or quiet retreat, complete with a large bedroom and full bathroomâ€"ideal for teens, guests, or a live-in nanny. A den or home office completes this versatile level. Modern upgrades are seamlessly integrated throughout, including new electrical and plumbing systems, built-in Sonos surround speakers, Nest thermostats, and secure electronic entry and car gatesâ€"all enhancing daily comfort. The lower level is currently undeveloped but includes full architectural plans, offering the opportunity to tailor additional living space to your needs. A triple heated attached garage with an oversized door also includes a lofted bonus spaceâ€"perfect for a gym, art studio, or music retreat. Enjoy a walkable lifestyle just steps to top schools, parks, river pathways, the Glencoe Club, and the shops and restaurants of 4th Street. With its rich history, modern upgrades and unbeatable location, The Campbell Residence is a true legacy home.

Built in 1912

### **Essential Information**

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Price \$2,350,000

Bedrooms 4

Bathrooms 6.00

Full Baths 4

Half Baths 2

Square Footage 4,246

Acres 0.17

Year Built 1912

Type Residential

Sub-Type Detached

Style 3 Storey

Status Active

## **Community Information**

Address 3025 Elbow Drive Sw

Subdivision Elbow Park

City Calgary

County Calgary

Province Alberta

Postal Code T2S 2J3

### **Amenities**

Parking Spaces 3

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features No Animal Home, No Smoking Home, See Remarks

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood,

Washer, Window Coverings

Heating Natural Gas, Hot Water

Cooling None

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,

Rectangular Lot, Fruit Trees/Shrub(s), Level

Roof Clay Tile

Construction Brick

Foundation Poured Concrete

## **Additional Information**

Date Listed July 20th, 2025

Days on Market 107

Zoning R-CG

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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