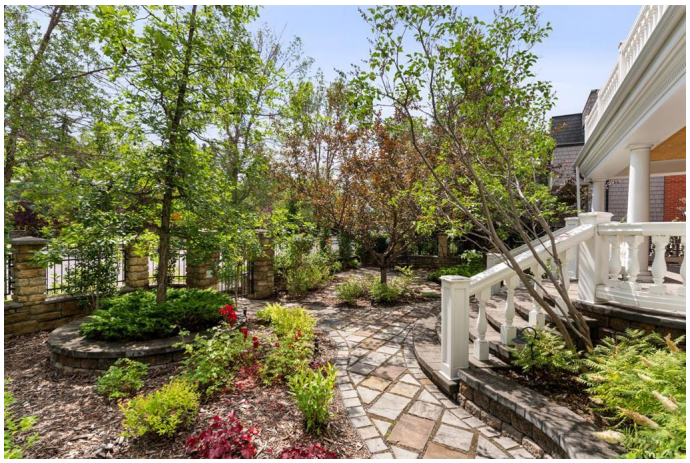
$2,495,000 - 3025 Elbow Drive Sw, Calgary

MLS® #A2240454

$2,495,000
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 youâ€™ll find a residence that has been thoughtfully and extensively restored to todayâ€™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 Calgaryâ€™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

MLS® #	A2240454
Price	$2,495,000
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, Fruit Trees/Shrub(s), Landscaped, Level, Low

	Maintenance Landscape, Rectangular Lot
Roof	Clay Tile
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2025
Days on Market	59
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada

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