

# HISTORIC ELEGANCE

322 ELBOW PARK LANE SW

*Elbow Park*

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SQUARE FT.

5,030

BEDROOMS

5

BATHROOMS

3/1

BUILT

1912

CHARLES LISTING AGENT

*Emma May, Spencer Stupka,  
Kathleen Doyle*





*Elbow Park / Calgary SW*

## WELCOME TO THE GABLES

Gracefully situated on one of the most prestigious and private streets in Calgary boasting 147' of Riverfront Property, this historic residence is a masterpiece in beautiful detail and a reflection to the pioneer family that first resided within. Designed in the Tudor Revival style by William Stanley Bates and Gilbert Hodgson in 1912, the home was commissioned by the original owner, James Hossack Woods and his wife Leonora Christine, and was known during their residency as "The Gables". Inside the 5,000+ square foot home, tasteful renovations are sure to please the modern eye, yet hints of original details tell the story of an early pioneer family that laid the groundwork for the publishing industry in Calgary. The grand foyer welcomes you and the formal living room offers panoramic Elbow River views and tasteful fireplace. The gourmet kitchen offers professional grade stainless steel appliances including a new stove and large island. Upstairs, 4 large bedrooms including the master suite await, which offers a luxurious 5-piece ensuite bathroom. The lower level features a recreation room, office, natural wine cellar, infrared sauna and enough space for a potential gym. Other details include coffered ceilings, crown mouldings, hardwood flooring throughout the main floor, plantation shutters, spray foam insulation in the attic, new roof, renovated/rebuilt west garage with Nanny suite/secondary office, multiple air filters on both furnaces (Hepa, VOC, Ozonator), new custom front door, new maintenance-free rear deck and railing, alarm system, speakers/audio system throughout and detached garage with washroom and second washer/dryer. Flood prevention ensures peace of mind which includes 2 generators, external pump and sump pumps, tiger dam (available with house sale) and sewer back-up preventer. Woods moved to Calgary in 1907 where he became editor and managing director of the Calgary Herald, and later also became vice-president of The Calgary Herald Publishing Co. Own a piece of Calgary's history, on the nicest lot on the river and enjoy the plethora of enjoyments that coincide.

LEFT/ LIVING ROOM  
DETAIL

COVER/ EXTERIOR  
SHOWING ROUGH  
CAST STUCCO, HALF  
TIMBERING AND BRICK  
CHIMNEY; ICONIC  
OF THE TUDOR REVIVAL  
STYLE







LEFT, TOP/ LIVING  
ROOM WITH COFFERED  
CEILINGS AND WOOD  
BURNING FIREPLACE

TOP, BOTTOM / VIEWS  
TO THE NORTH OF THE  
ELBOW RIVER

ABOVE, TOP/ ROOMS  
ON THE MAIN FLOOR  
FLOW TOGETHER  
WITH FRENCH DOORS  
PROVIDING ACCESS

RIGHT / FAMILY ROOM







LEFT, TOP/ SUNKEN  
EATING AREA OFF  
KITCHEN

LEFT, BOTTOM/  
KITCHEN DETAILS  
INCLUDING NEW GAS  
STOVE AND NUMEROUS  
BUILT-INS

RIGHT / GOURMET  
KITCHEN WITH LARGE  
ISLAND AND RAISED  
BREAKFAST BAR



## ESSENTIALS

Bedrooms: 4/1  
Bathrooms: 3/1  
Full Baths: 3  
Half Baths: 1  
Square Footage: 3,501 sq.ft (Total  
Size Above Grade), 5,030 sq.ft (Total  
with Basement)  
Lot Size: .28 Acres  
Year Built: 1912  
Type: Detached  
Style: 2 Storey  
Status: Active

## AMENITIES

Features: Irregular Lot, Riverfront,  
Close to Shopping & Other  
Amenities  
Parking Spaces: 3  
Parking: Triple Garage Detached,  
Washroom and Second Laundry,  
Renovated/Rebuilt West Garage

## EXTERIOR

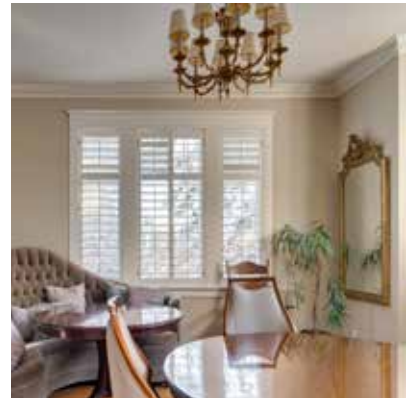
Exterior: Brick, Stucco, Wood  
Roof: Asphalt Shingles  
Construction: Wood Frame  
Foundation: Poured Concrete  
Features: No-Through Road,  
Landscaped, Parks, Playground,  
Schools and Shopping Nearby, Treed  
Lot, Close to Recreation Facilities and  
Public Transportation, Private, New  
Roof, Spray Foam Insulation in Attic  
Space, New Maintenance-Free Rear  
Deck & Railing

## INTERIOR

Heating: In-Floor, Hot Water,  
Natural Gas  
Fireplace: Yes  
Fireplaces: 1, Mantle, Wood-Burning  
Flooring: Carpet, Ceramic Tile,  
Hardwood  
Features: New Stove, Infrared Sauna,  
Custom Finishings Throughout,  
Multiple Air Filters on Furnaces  
(Hepa, VOC, Ozonator), Natural Wine  
Cellar, New Custom Front Door, Alarm  
System, Speakers/Audio System,  
Restored Masonry Chimney on  
Fireplace

## COMMUNITY

Address: 322 Elbow Park Lane SW  
Subdivision: Elbow Park  
City: Calgary  
Province: Alberta





LEFT, TOP/ POWDER  
BATHROM, BUTLER'S  
PANTRY, CROWN  
MOULDING DETAIL

LEFT, BOTTOM/  
FORMAL DINING  
ROOM

RIGHT, TOP / PARLOUR  
OFF FOYER

RIGHT, BOTTOM /  
PRIVATE ENCLOSED  
OFFICE, STAIRCASE  
DETAIL, TOP FLOOR  
LANDING









LEFT, TOP/ PRIMARY  
BEDROOM

LEFT, BOTTOM/  
ENSUITE BATHROOM

RIGHT, TOP /  
ENSUITE BATHROOM,  
BASEMENT, DETACHED  
GARAGE, VIEWS FROM  
THE RIVER OF PRIME  
LOCATION





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ABOVE / ORIGINAL SANDSTONE TIERED BACKYARD

As busy people, we all have stresses and demands on our lives – both personal and professional. So when it comes to buying or selling a home, we try to keep things simple.

Just as you seek medical or legal advice when needed, we're here to help with all the details surrounding a home purchase. In every case, whether you're looking for a luxury or entry level home we provide all clients with personalized, attentive service.

We value and respect the individuality, diversity and dignity of our clients and handle all transactions with civility and professionalism. Our belief is that being of service is all about making people feel welcomed, cared for and cherished. This is the essence of Charles.

How may we help you?

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[www.322ElbowParkLane.com](http://www.322ElbowParkLane.com)

*Charles*