

\$3,980,000 - 1320 Prospect Avenue Sw, Calgary

MLS® #A2035692

\$3,980,000

4 Bedroom, 7.00 Bathroom, 6,057 sqft

Residential on 0.31 Acres

Upper Mount Royal, Calgary, Alberta

A RARE OPPORTUNITY to own one of very few spectacular ESTATE HOMES in UPPER MOUNT ROYAL! Magnificently positioned on a 0.31 ACRE LOT, you will find over 7,700SF of developed space in this FULLY RENOVATED HOME, completed by widely acclaimed builder ROCKWOOD CUSTOM HOMES. Elegance and top quality craftsmanship with particular attention are featured throughout this home. Upon entry you will find a grand foyer with TWO-WAY STAIRCASE, MARBLE FLOORS and an imported SWAROVSKI CRYSTAL CHANDELIER. The CHEF™S KITCHEN features an OVERSIZED ISLAND, SUBZERO & WOLF APPLIANCES and an adjoining breakfast nook with door to the OUTDOOR KITCHEN AREA & COVERED DECK with INFRATECH HEATERS. The exquisite Great room features FLOOR TO CEILING WINDOWS & a COFFERED CEILING. The charming dining room features a NATURAL GAS FIREPLACE and room for plenty of guests. The classic MAIN FLOOR OFFICE/DEN with NATURAL GAS FIREPLACE and a 2-piece powder room complete the main floor. On the Second level, you will find a master suite with SEPARATE HIS & HERS ENSUITE BATHROOMS each with their own WALK-IN CLOSET. Two additional bedrooms, EACH WITH THEIR OWN 4 PIECE ENSUITE BATHROOM and a LAUNDRY ROOM with SINK finish the second level. The third level features an open loft/flex room with a BALCONY that boasts



BREATHTAKING DOWNTOWN VIEWS. The lower level features a large recreation room with a BUILT-IN MEDIA AREA, a 4th bedroom with full 4-piece bathroom and a GLASS ENCLOSED WINE ROOM. The large MUD ROOM features an additional SUBZERO FRIDGE & FREEZER DRAWERS for added storage. The OVERSIZED 4 CAR, HEATED GARAGE leads to an UNDERGROUND TUNNEL to a separate 600SF SPA housing a HOT TUB, DRY SAUNA, STEAM SHOWER and 2-piece powder room. Several storage and utility areas house STATE-OF-THE-ART SMART TECHNOLOGY mechanical, plumbing and electrical systems. Enjoy the luxury of an AUTOMATIC HEATED DRIVEWAY in winter months, elaborate IRRIGATION SYSTEM in the summer & beautifully designed and maintained grounds featuring manicured lawns, mature trees, shrubs, beds and stone features throughout!

Built in 1998

Essential Information

MLS® #	A2035692
Price	\$3,980,000
Sold Price	\$3,500,000
Bedrooms	4
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,057
Acres	0.31
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1320 Prospect Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0X6

Amenities

Parking Spaces	4
Parking	Driveway, Garage Faces Front, Heated Driveway, Heated Garage, Insulated, Quad or More Attached, Tandem

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	In Floor, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Den, Dining Room, Gas, Insert, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Underground Sprinklers, Yard Lights, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2023
Date Sold	November 10th, 2023
Days on Market	224
Zoning	DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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