\$2,288,000 - 1305 Montreal Avenue Sw, Calgary

MLS® #A2128363

\$2,288,000

5 Bedroom, 4.00 Bathroom, 2,407 sqft Residential on 0.01 Acres

Upper Mount Royal, Calgary, Alberta

This Mount Royal gem presents a beautifully renovated home nestled on a serene street. Step inside to discover exquisite hardwood floors, elegant crown moulding, and high ceilings adorned with inset lighting. The main level features an inviting eat-in kitchen, a cozy living room with a fireplace and built-in shelving, a practical office space, a convenient powder room, and a mudroom/laundry area.

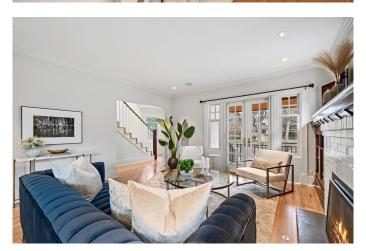
The stunning kitchen showcases a transitional style with two-toned custom millwork, a generously sized island, granite countertops, and top-of-the-line appliances including a gas range. Upstairs, you'll find four spacious bedrooms, including the master suite complete with a dressing room closet and a luxurious ensuite bathroom boasting dual vanities, a soaker tub, and a separate shower.

The lower level offers additional living space with a family room, a gym area, a wine room, an extra bedroom, and a bathroom. Outside, the private South-facing backyard invites relaxation with its pergola-covered deck and a charming fire pit. This home also features modern amenities such as a Sonos sound system, central vacuum, tankless hot water system, sprinklers, ample storage space, and a heated double garage with an epoxy floor.

Enjoy the convenience of this amazing location, within walking distance to schools, parks, and the Glencoe Club. Plus, you're just







a stone's throw away from the vibrant shops, cafes, and restaurants of Mission, 17th Ave, and downtown.

Built in 1953

Essential Information

MLS®# A2128363 Price \$2,288,000 Sold Price \$2,260,000

Bedrooms 5 4.00 **Bathrooms Full Baths** 3 Half Baths 1

Square Footage 2,407 0.01 Acres Year Built 1953

Type Residential Sub-Type Detached Style 2 Storey

Status Sold

Community Information

Address 1305 Montreal Avenue Sw

Subdivision **Upper Mount Royal**

City Calgary County Calgary Province Alberta Postal Code T2T 0Z6

Amenities

Parking Spaces 4

Parking Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French

Door, Kitchen Island, Storage, Walk-In Closet(s)

Gas Stove, **Appliances** Dishwasher, Dryer, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2024

Date Sold May 11th, 2024

Days on Market 9

Zoning R-C1 HOA Fees 0.00

Listing Details

Listing Office Century 21 Masters

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.