

\$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
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.01
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)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, 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
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