

\$3,400,000 - 827 Prospect Avenue Sw, Calgary

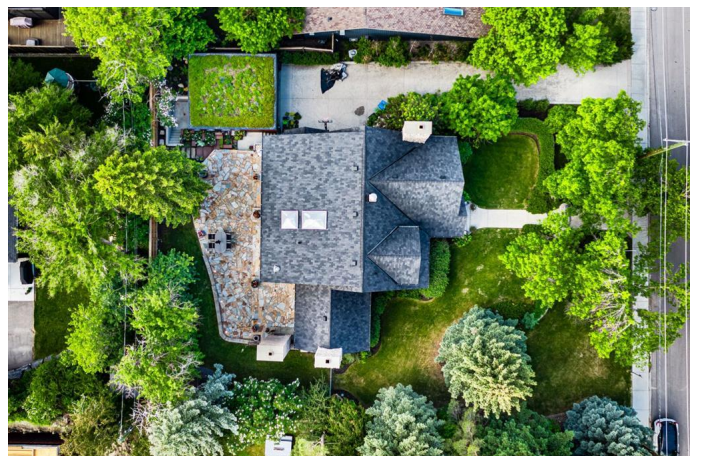
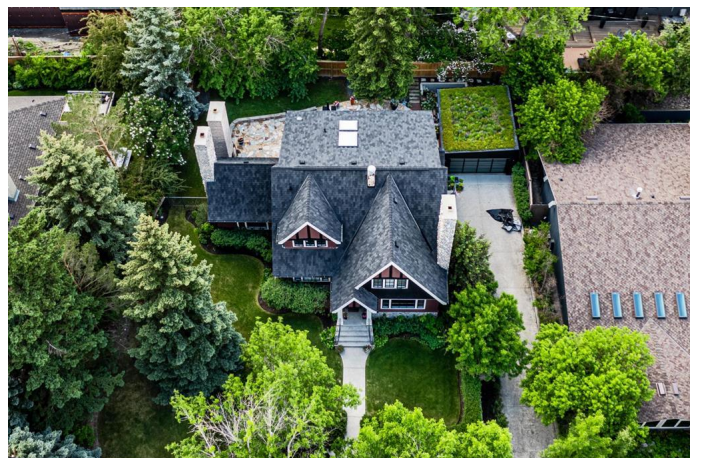
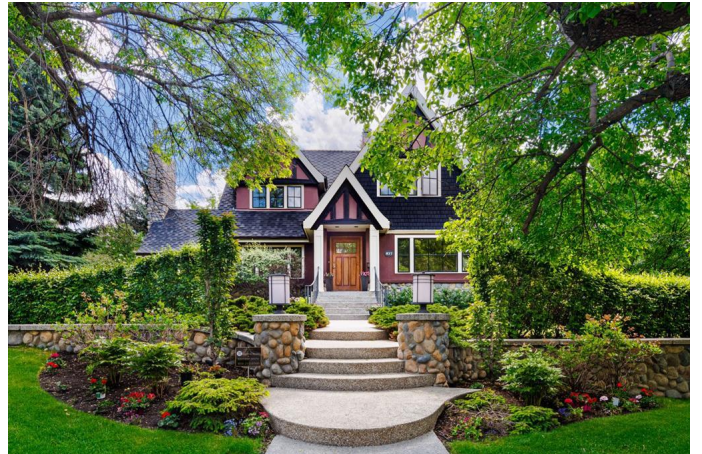
MLS® #A2142503

\$3,400,000

5 Bedroom, 4.00 Bathroom, 3,239 sqft
Residential on 0.28 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to this exquisite home on Prospect Avenue in the prestigious Mount Royal neighborhood of Calgary. This residence beautifully blends traditional elegance with contemporary West Coast style, offering a perfect retreat for those who appreciate both timeless sophistication and modern luxury. As you approach this charming home, you're greeted by a meticulously landscaped front yard and a classic facade that exudes curb appeal. Step inside to discover a fusion of traditional architecture and West Coast design elements, creating a warm and inviting atmosphere. The main floor is thoughtfully designed to cater to both formal and casual living. The formal living room features large windows that are flooded with natural light, highlighting the stunning hardwood floors. A cozy wood burning fireplace serves as the centerpiece, perfect for relaxing evenings with family and friends. Adjacent to the living room, the formal dining room offers an elegant space for hosting dinner parties and family gatherings. The gourmet kitchen is a chef's dream, boasting high-end stainless steel appliances, sleek quartz countertops, and custom cabinetry that provides ample storage. The open-concept layout seamlessly connects the kitchen to the casual dining and family area, where you can enjoy meals with a view of the lush backyard through the expansive glass doors. In this family room you'll find the second wood burning fireplace with a gas igniter, perfect for a cozy night in. Step outside



to the private, south-facing backyard oasis, complete with a spacious patio for entertaining, another amazing outdoor wood burning fireplace with a towering craftsman built stone chimney, and beautifully landscaped gardens. Also on the main floor is a sophisticated office, providing a quiet space for work or study, complete with custom built-ins and large windows. The master suite upstairs is a true sanctuary, featuring a spa-like en-suite bathroom with a deep soaking tub, a glass-enclosed shower, and dual vanities. The walk-in closet offers plenty of space for your wardrobe, while large windows provide serene views of the surrounding greenery. Additional bedrooms are generously sized and share a well-appointed bathroom that continues the home's theme of understated luxury. The basement adds even more living space, with a comfortable family room, a guest bedroom, and a full bathroom. The home's modern updates include an updated HVAC system, energy-efficient windows, and audio system throughout, ensuring comfort and convenience year-round. For car enthusiasts, the property features both a double attached garage and a double detached garage, providing ample space for vehicles, storage, or a workshop. Located on one of Mount Royal's most sought-after streets, this home offers a perfect blend of privacy and accessibility. Enjoy the close proximity to top-rated schools, shopping, dining, and the vibrant cultural scene of downtown Calgary.

Built in 1928

Essential Information

MLS® #	A2142503
Price	\$3,400,000
Sold Price	\$3,150,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,239
Acres	0.28
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	827 Prospect Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0W6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, Masonry, Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Yard Lights
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 15th, 2024
Days on Market	24
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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