

\$3,250,000 - 1018 Frontenac Avenue Sw, Calgary

MLS® #A2150152

\$3,250,000

5 Bedroom, 4.00 Bathroom, 2,951 sqft
Residential on 0.23 Acres

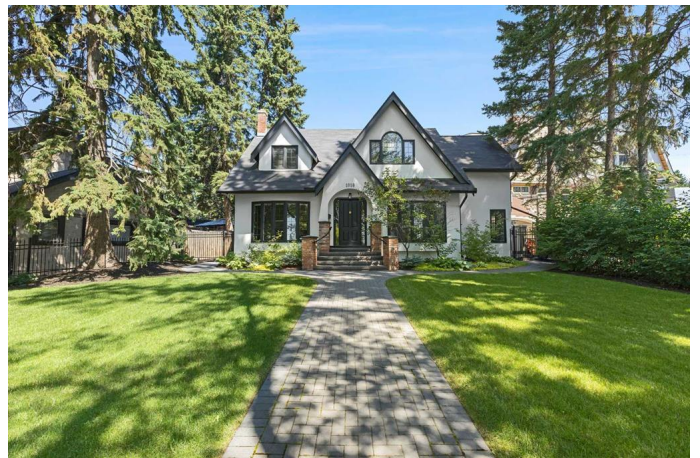
Upper Mount Royal, Calgary, Alberta

Exquisite residence in the heart of Mount Royal. Previous owners engaged Alec Williams Construction in a year long renovation - with stunning results. Positioned on an expansive lot overlooking the serene north end of Cartier Park, the home harmonizes beautifully with its surroundings, enhanced by mature trees, perennial gardens, and meticulous professional landscaping that includes a heated sidewalk from the garage to the mudroom.

Inside, the interior showcases a contemporary open-plan layout characterized by abundant natural light and expansive living spaces. The exceptional chef's kitchen is a focal point, boasting a sloped glass ceiling and top-of-the-line Subzero/Wolf appliances, including dual ovens and fridge drawers. Custom cabinetry, pull-out pantries, a generous island with seating, and quartz and marble countertops complete this culinary masterpiece.

The enormous family room features a vaulted ceiling, bespoke bookshelves, and expansive doors that open nearly 20 feet, seamlessly connecting indoor and outdoor living spaces. A wood-burning fireplace with a gas log lighter graces the living room, while the dining area offers tranquil views of the rear yard.

The main level is further complemented by a bright and spacious office, a convenient



mudroom-laundry room combination, and a tastefully appointed 2-piece powder room.

Upstairs, the home boasts three bedrooms, including an impressive primary suite that overlooks the park and includes a cozy seating area and a luxurious 5-piece ensuite bath. The ensuite features a free-standing soaking tub, a walk-in shower with bench, and a double vanity. The dressing area includes a large walk-in closet, ample built-in drawers, and make up area. Secondary bedrooms each enjoy abundant natural light from windows on two walls and feature interior lighting in their closets.

The lower level of the home offers additional living space with two bedrooms, a 3-piece bathroom, remarkable storage solutions, and a second laundry facility.

Architecturally intriguing, the property also includes an oversized double garage designed with both practicality and aesthetic appeal in mind.

This exceptional residence presents a rare opportunity to own a property in a prime inner-core location, offering proximity to parks, top-rated schools, shopping, Glencoe and Ranchman's clubs and the vibrant downtown core.

Built in 1940

Essential Information

MLS® #	A2150152
Price	\$3,250,000
Sold Price	\$3,045,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,951
Acres	0.23
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1018 Frontenac Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Underground Sprinklers, Private

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	August 17th, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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