

# \$3,499,000 - 1212 Montreal Avenue Sw, Calgary

MLS® #A2253027

**\$3,499,000**

6 Bedroom, 7.00 Bathroom, 4,727 sqft

Residential on 0.24 Acres

Upper Mount Royal, Calgary, Alberta

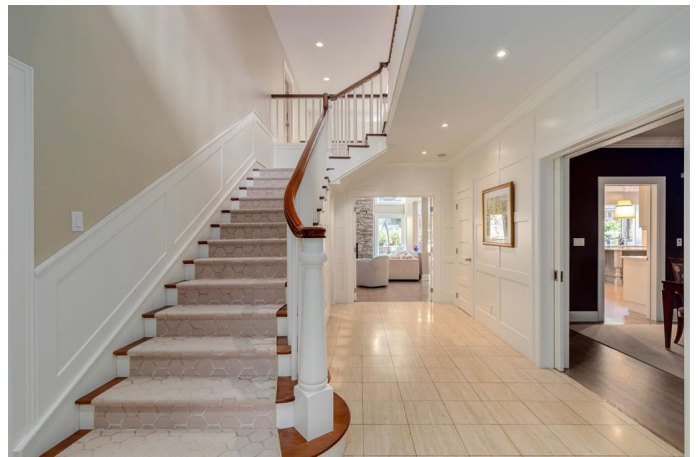
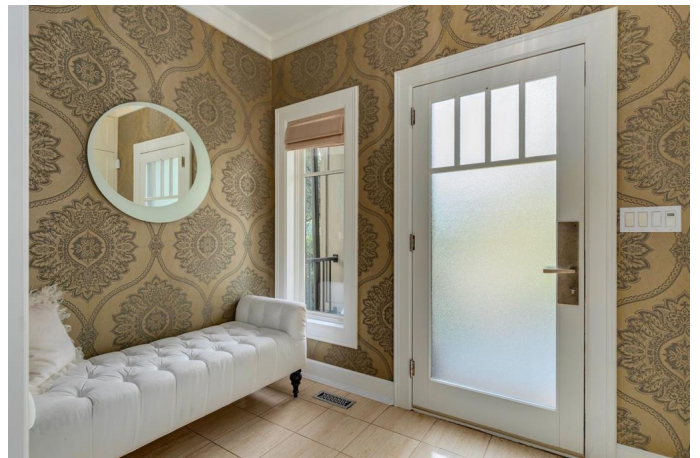
Step into a beautifully transformed post-modern home, originally built in 1983, where contemporary elegance meets timeless charm. This expansive residence boasts 6 bedrooms, a gym, a main floor office, 2 staircases, a formal dining room, 5 fireplaces, and a versatile basement bedroom with a 3-piece ensuite, perfect for family or guests.

With over 4,626.99 sq ft of above-ground space and an additional 2,594.84 sq ft in the basement, this home is designed for both family living and entertaining.

Each of the 6 bedrooms offers ample space, ensuring comfort and privacy. The primary suite features a luxurious 5-piece ensuite, including a steam shower, his and her sinks, a large closet, and abundant storage. Enjoy the open-to-below feature from the second floor, enhancing the sense of spaciousness.

Two upper balconies provide serene spots for morning coffee or evening relaxation, seamlessly blending indoor and outdoor living.

At the heart of the home, the newly renovated kitchen is a chef's dream. Featuring a built-in Wolf gas range, pot-filling tap, filtered water tap, built-in refrigerator, expansive island with breakfast bar, and a wine refrigerator with two beverage drawers, this kitchen is both functional and stylish. Its open layout flows effortlessly into the dining and family room,



where a floor-to-ceiling wood-burning fireplace sets the mood for cozy evenings.

Retreat to the cozy library for relaxation or entertain guests in the elegant formal living area, designed for style. Work from home in the thoughtfully designed private main floor office, accommodating multiple desks. The formal dining room invites lively dinner parties, while a practical laundry chute adds convenience to your daily routine.

The basement is perfect for entertaining, featuring a wet bar with a beer fridge, a versatile gym space, and plenty of storage, including a wine room. T.V area. The basement bedroom includes a 3-piece ensuite, providing comfort for guests or family.

This home prioritizes comfort and security with an air purifier, humidifier, and security system. Heated floors in the bathrooms and back mudroom provide warmth during chilly months, while five fireplaces, three furnaces, and two hot water tanks ensure efficiency and peace of mind.

The spacious 30.4 x 24.4 sq ft triple detached garage offers ample storage, ideal for hobbyists or families with multiple vehicles.

The backyard features a built-in BBQ and fire pit area, perfect for gatherings, and ample space for a future pool, creating your outdoor paradise.

This home offers more than impressive features; it embodies a lifestyle. Imagine cozy family evenings, vibrant celebrations, and peaceful mornings on the balconies. Every detail has been thoughtfully considered to cater to modern needs while providing comfort and style.

Donâ€™t Miss This Opportunity! Schedule  
your tour today!

Built in 1983

### Essential Information

MLS® #	A2253027
Price	\$3,499,000
Bedrooms	6
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	4,727
Acres	0.24
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1212 Montreal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Z4

### Amenities

Parking Spaces	3
Parking	Alley Access, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Chandelier, Crown Molding, Central Vacuum, Jetted Tub, Wired for Data, Wired for Sound
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Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Basement, Family Room, Gas, Great Room, Living Room, Mantle, Wood Burning, Decorative, Dining Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Balcony, Dog Run, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Built-in Barbecue
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, Underground Sprinklers, Yard Lights, Steep Slope, Sloped Up
Roof	Concrete
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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