\$2,948,000 - 704 Prospect Avenue Sw, Calgary

MLS® #A2201805

\$2,948,000

4 Bedroom, 5.00 Bathroom, 2,891 sqft Residential on 0.29 Acres

Upper Mount Royal, Calgary, Alberta

Nestled on a picturesque & elevated corner lot adorned with mature trees, this extraordinary home resides on one of Calgary's most prestigious streets. With enchanting downtown views & timeless elegance, this property is an embodiment of sophistication & serenity. Step inside to discover original heritage hardwood floors flowing gracefully throughout the main level, lending warmth & character to every room. A spacious family room, crowned by a striking floor-to-ceiling granite fireplace, serves as the heart of the home. Adjacent to it, a cozy office nook offers an area of quiet focus, while an open formal dining area sets the stage for cherished gatherings. The generous den invites relaxation, & the discrete 2-piece powder room adds convenience. The kitchen is a culinary haven, showcasing a centerpiece granite island, incredible full-stone backsplash, & kiln-fired granite countertopsâ€"all harmonizing beautifully. Through glass doors, the kitchen/dining opens onto a private courtyard, where fragrant apple trees & privacy offer a sense of quiet retreat. Natural light floods the home through large picture windowsâ€"all thoughtfully updatedâ€"creating an airy ambiance. Ascend to the upper level, where a skylit hallway guides you to two spacious bedrooms, anchored by a well-appointed 4-piece bathroom. One of these bedrooms features a private terraceâ€"a secluded spot for moments of reflection. The primary suite is a sanctuary of comfort, boasting a luxurious 5-piece ensuite & a







walk-in closet. Just beyond its doors, another large breathtaking terrace awaits, offering panoramic views of downtown Calgary. This expansive outdoor space is perfect for savoring a peaceful morning coffee or enjoying a golden sunset with a glass of wine in hand. The lower level offers flexible space for the family. Boasting an inviting family room with a fireplace, a dedicated workout area, an elegant wine display room, & a functional laundry space. A guest room, complete with a Jack-&-Jill 4-piece bathroom, ensures hospitality for visitors, while an additional bedroom connects to a large flex space, ideal for creativity or relaxation. A main 2-piece bathroom completes this versatile level. The property's exterior is all visually impressive. The garage offers potential for expansion with its extra-wide driveway, while the beautifully landscaped grounds feature a 4-zone irrigation system & an abundance of perennial greenery. Spanning a remarkable lot, this timelessly elegant home represents a rare and unparalleled opportunity to reside in the coveted community of Mount Royalâ€"one of Calgary's finest addresses. This is a special home that awaits a lucky & discerning buyer.

Built in 1951

Essential Information

MLS®#	A2201805
Price	\$2,948,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,891
Acres	0.29
Year Built	1951

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 704 Prospect Avenue Sw

Subdivision Upper Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2S 0M7

Amenities

Parking Spaces 5

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, No Smoking Home,

Recessed Lighting, Skylight(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings, Wine Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard, Courtyard

Lot Description Corner Lot, Fruit Trees/Shrub(s), Landscaped, Views, Many Trees,

Sloped Down

Roof Flat Torch Membrane Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning DC

Listing Details

Listing Office Sotheby's International Realty Canada

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