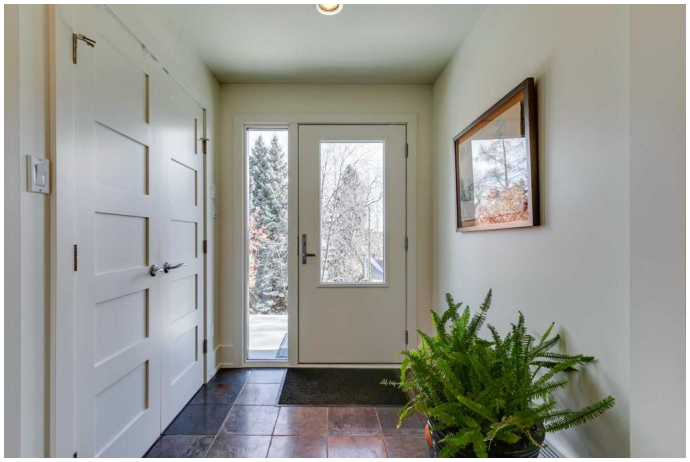
$2,800,000 - 704 Prospect Avenue Sw, Calgary

MLS® #A2201805

$2,800,000
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 Calgaryâ€™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. Over 4500 SqFt in total developed living space offers comfort for the entire family. The propertyâ€™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 Calgaryâ€™s finest addresses. This is a special home that awaits a lucky & discerning buyer.

Built in 1951

Essential Information

MLS® #	A2201805
Price	$2,800,000
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, Kitchen Island, No Smoking Home, Granite Counters, 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, Courtyard, Private Yard
Lot Description	Landscaped, Corner Lot, Fruit Trees/Shrub(s), Many Trees, Sloped Down, Views
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame

Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	33
Zoning	DC

Listing Details

Listing Office	Sotheby's International Realty Canada

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