

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

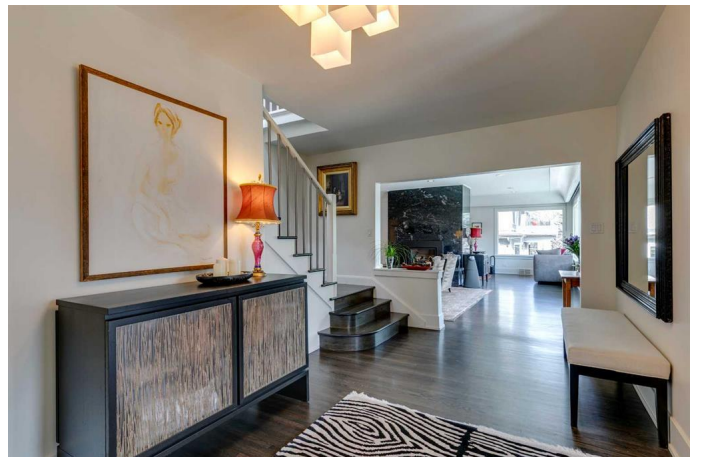
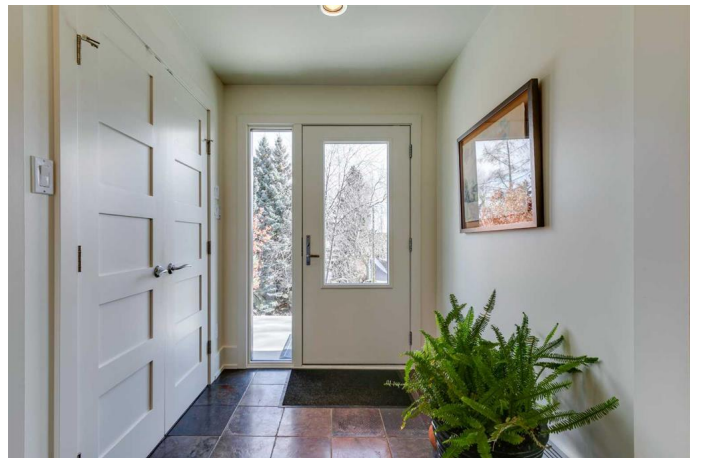
MLS® #A2201805

**\$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 countertops—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 windows—all thoughtfully updated—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 terrace—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 Royal—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	5
Zoning	DC

## **Listing Details**

Listing Office          Sotheby's International Realty Canada

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