

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

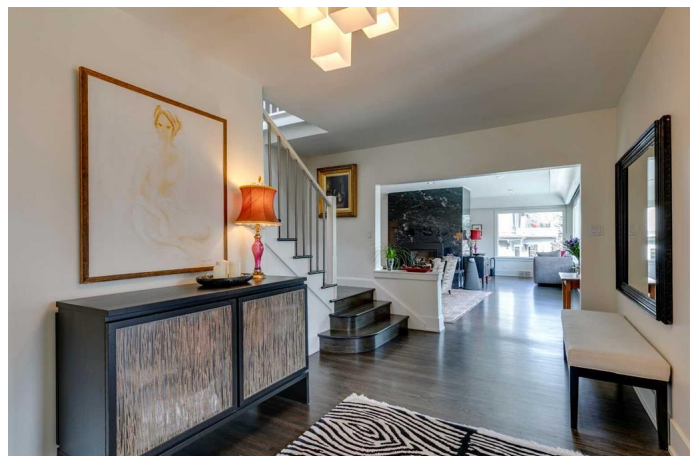
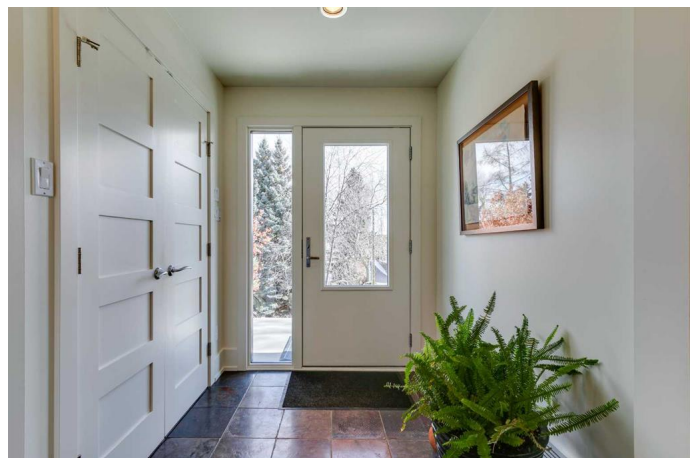
MLS® #A2201805

\$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 | 6 |
| Zoning | DC |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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