# \$3,250,000 - 2409 Carleton Street Sw, Calgary

MLS® #A2258573

### \$3,250,000

5 Bedroom, 4.00 Bathroom, 3,674 sqft Single Family on 0.29 Acres

Upper Mount Royal, Calgary, Alberta

Beautiful luxury home with a total of 5671.48 square feet, situated on a private 1/3 of an acre corner prime lot in the heart of Mount Royal. Extensively renovated + elegantly appointed with a fabulous layout. The main floor offers a main floor primary suite with spacious walk in closet + spa ensuite bathroom. With 2676.54 square feet on this level, the other principal rooms are also all substantial in size. Lovely formal living room with wood burning fireplace, large dining room for intimate gatherings or family dinners. Stunning chefs kitchen with beamed ceilings, massive island, loads of cabinetry + open to comfy family room with wood burning fireplace. Laundry room + well thought out mud room complete the main level + lead to the attached triple tandem garage with high ceilings which could accommodate lifts + additional vehicles. The upper bedrooms are practical in design + share a renovated family bathroom. Easy downstairs living with a movie room with large projector screen. Bonus room to use as a wine cellar or for additional storage. Sizeable guest room + bathroom with full shower. Highly functional built out wet bar + additional living space for either your home gym or a games room for friends + family. Pie shaped lot with mature hedges creates a park feel + there is also a quiet secure backyard retreat with hot tub, pergola which is accessible through private entrance via the garage. Walk to excellent schools of all levels, parks, 17 avenue, Marda Loop shopping + more.







#### Built in 1934

### **Essential Information**

Listing # A2258573
Price \$3,250,000

Bedrooms 5 Bathrooms 4.00

Half Baths 1

Square Footage 3,674 Acres 0.29 Year Built 1934

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 2409 Carleton Street Sw

Subdivision Upper Mount Royal

City Calgary
Province Alberta
Postal Code T2T3K6

### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features See remarks, Closet Organizers, Gas BBQ Hookup

Parking Spaces 3

Parking Attached Garage

# of Garages 3

### Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Hood Fan,

Window Coverings, Garage door opener

Heating Natural gas Hot Water

Cooling None
Fireplace Yes
# of Fireplaces 3

# of Stories 2

Has Basement Yes

### **Exterior**

Exterior Stucco

Exterior Features Landscaped Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office Real Estate Professionals Inc.





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