

\$3,450,000 - 2409 Carleton Street Sw, Calgary

MLS® #A2258573

\$3,450,000

5 Bedroom, 4.00 Bathroom, 3,674 sqft

Single Family on 0.29 Acres

Upper Mount Royal, Calgary, Alberta

****Open house Sunday Sept 21 2:30-4 pm**.**

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.
(id:6289)

Built in 1934

Essential Information

Listing #	A2258573
Price	\$3,450,000
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.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 12th, 2025 at 8:16am PDT