

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

MLS® #A2258573

**\$3,250,000**

5 Bedroom, 4.00 Bathroom, 3,674 sqft

Residential 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

|                |             |
|----------------|-------------|
| MLS® #         | A2258573    |
| Price          | \$3,250,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,674       |
| Acres          | 0.29        |
| Year Built     | 1934        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2409 Carleton Street Sw |
| Subdivision | Upper Mount Royal       |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2T 3K6                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                  |
| Heating           | Natural Gas, Hot Water                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                  |

|                 |                   |
|-----------------|-------------------|
| # of Fireplaces | 3                 |
| Fireplaces      | Gas, Wood Burning |
| Has Basement    | Yes               |
| Basement        | Full              |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                    |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Many Trees, Triangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 51                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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