

# \$2,650,000 - 420 49 Avenue Sw, Calgary

MLS® #A2253807

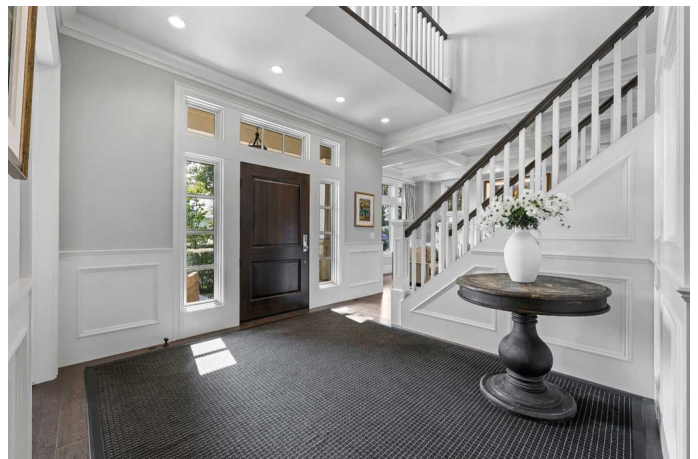
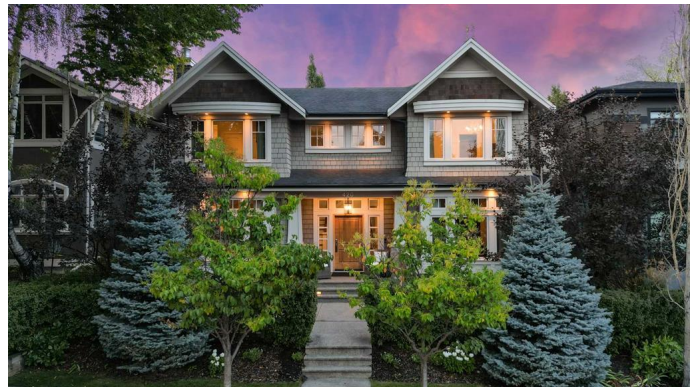
**\$2,650,000**

6 Bedroom, 6.00 Bathroom, 3,617 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Exquisite Custom Home in the Heart of Elboya. Welcome to an unparalleled offering in the prestigious community of Elboya—an architecturally significant, custom-built residence that seamlessly blends timeless elegance with modern sophistication. Designed by renowned Vancouver architect Alex Voth in collaboration with esteemed interior designer Paul Lavoie, this masterfully curated home showcases over 5,200 sq ft of luxurious living space across three levels. Set on an expansive lot just minutes from downtown Calgary and steps from the shops and amenities of Britannia, this property offers the rare combination of inner-city convenience and refined residential living. From the moment you enter, you are greeted by a classic centre hall plan that exudes elegance and balance. The formal living and dining rooms are perfect for entertaining, while the light-filled office near the entry provides a serene workspace. At the heart of the home lies a chef's kitchen featuring premium appliances, bespoke cabinetry, and luxurious finishes—flowing seamlessly into a warm and inviting family room. The upper level hosts four generously sized bedrooms, including a lavish primary suite with a spa-inspired ensuite and thoughtfully designed walk-in closet. The lower level is equally impressive, offering a large recreation space, additional bedrooms, and a unique second basement beneath the garage—constructed with a suspended slab and radiant in-floor heating. This extraordinary



flex space is ideal for a private gym, studio, workshop, or seasonal storage. Every detail in this residence speaks to its superior craftsmanship and design integrity—offering understated luxury in one of Calgary’s most desirable neighbourhoods. This is a rare opportunity to acquire a truly one-of-a-kind home in Elboya—where architectural pedigree meets lifestyle excellence.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253807    |
| Price          | \$2,650,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,617       |
| Acres          | 0.14        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 420 49 Avenue Sw |
| Subdivision | Elboya           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1G2          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Dry Bar, Steam Room |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Appliances                                                                                                                                                        |
| Heating           | Boiler, Central, High Efficiency, In Floor, Forced Air, Natural Gas, Wood, Zoned                                                                                                                                                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                                                               |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fireplaces        | Basement, Family Room, Gas, Living Room, Mantle, Wood Burning, Marble                                                                                                                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                                                                                                                    |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Covered Courtyard                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Concrete, Shingle Siding, Stone, Wood Frame, Cedar                                                 |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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