

\$8,800,000 - 1308 Montreal Avenue Sw, Calgary

MLS® #A2255661

\$8,800,000

5 Bedroom, 4.00 Bathroom, 3,998 sqft
Residential on 0.27 Acres

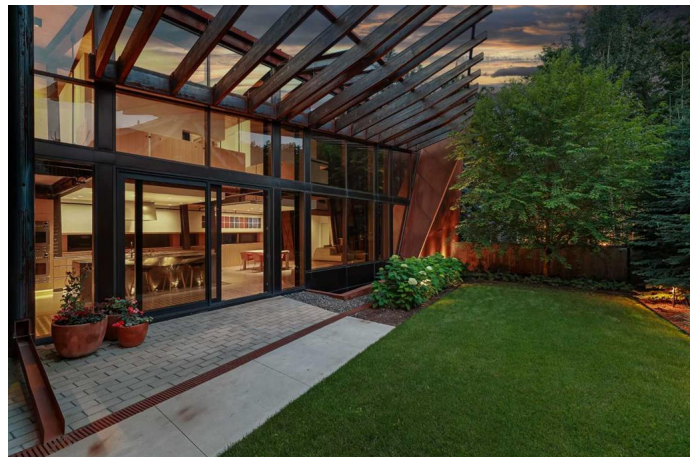
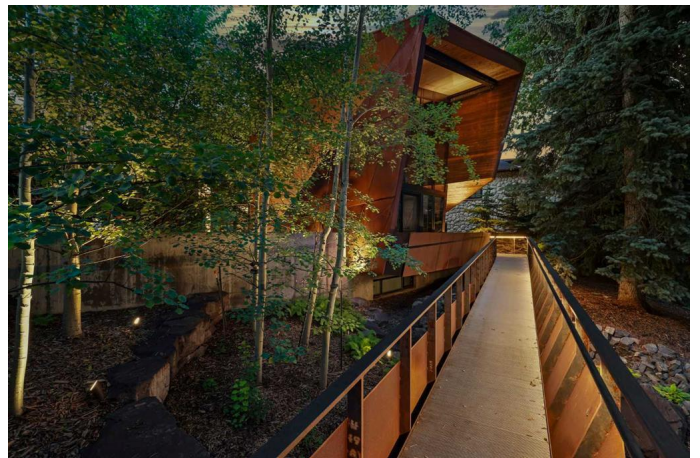
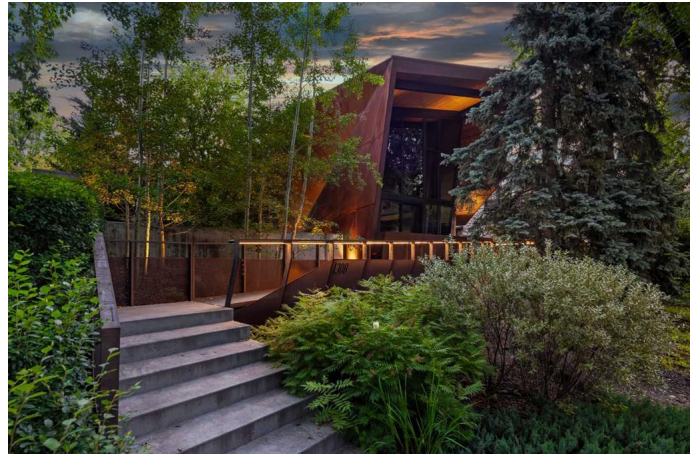
Upper Mount Royal, Calgary, Alberta

Welcome to Montreal House, an award-winning landmark residence in Calgary's historic Mount Royal, designed by renowned architect Jeremy Sturgess. This home isn't just built – it's imagined for connection, light, and lasting impact. Tucked away on a quiet, tree-lined street, this 5-bedroom residence spans 4,000 sq. ft. above grade, with over 5,700 sq. ft. of total living space and a triple garage, combining bold design with livable family comfort. From the street, its sleek linear form opens to a private west-facing yard framed by mature trees. Inside, soaring double-height ceilings and open living spaces create a natural flow for gathering, while east-facing bedrooms greet the morning sun.

The exterior blends Corten steel and Kayu Batu wood, materials chosen to weather and evolve beautifully over time. A 25-foot sculptural steel fireplace bridges indoors and out, while 18 cantilevered glulam beams shade the glass walls and frame the western garden.

Upstairs, the cantilevered primary suite floats into the treetops, complete with a roof terrace overlooking the city skyline. Every angle has been designed with purpose – balancing privacy, sunlight, and seamless transitions from indoors to outdoors.

The lower level offers a glassed-in wine cellar, guest suite, wet bar, and custom storage for



an art collection.

Internationally recognized, Montreal House has been a finalist at the World Architecture Festival and honoured with national design awards. Itâ€™s more than a home; itâ€™s a place where art, architecture, nature, and everyday living come together.

Built in 2015

Essential Information

MLS® #	A2255661
Price	\$8,800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,998
Acres	0.27
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1308 Montreal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0Z6

Amenities

Parking Spaces	4
Parking	Garage Faces Rear, Heated Garage, Insulated, Rear Drive, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Bar
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Microwave, Washer, Window Coverings, Built-In Freezer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Courtyard, Lighting, Private Entrance, Private Yard, Built-in Barbecue, Dog Run, Playground
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Many Trees, Private, See Remarks, Irregular Lot, Underground Sprinklers, Yard Lights
Roof	Metal
Construction	Concrete, Wood Frame, Wood Siding, Other, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
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