

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

MLS® #A2258573

**\$3,450,000**

5 Bedroom, 4.00 Bathroom, 3,674 sqft

Residential 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.

Built in 1934

### Essential Information

MLS® #	A2258573
Price	\$3,450,000
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	Hot Water, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, 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	1
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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