

\$4,495,000 - 1031 Durham Avenue Sw, Calgary

MLS® #A1069988

\$4,495,000

6 Bedroom, 7.00 Bathroom, 5,089 sqft
Residential on 1 Acres

Upper Mount Royal, Calgary, Alberta

A rare opportunity to acquire a piece of Calgary's heritage. Residing on one of only a few true estate lots in the heart of Upper Mount Royal (121'x260') the Max Bell House is rich in provenance and history. This 7492 sq ft estate home offers exceptional downtown views, private patio overlooking a vast beautifully landscaped secluded south yard, separate 2 BED CARRIAGE HOUSE & heated triple garage. The elegant main floor with hardwood throughout offers formal living room/library & dining room, family room, 2 fireplaces, gourmet kitchen with large granite island, high end appliances and spacious nook. The luxurious main floor master has o/s walk-in closet and recently renovated relaxing spa inspired ensuite. The second floor has 4 large bedrooms (3 with ensuites) & large laundry. The fully developed lower level has large rec/exercise room, media & snooker rooms, wet bar, wine room, sauna, bedroom & bathroom. Easy access to downtown, the Glencoe Club, great schools, river paths, parks, shopping & much more. Separate carriage house features 892 sq. ft. with 2 bedrooms, bathroom, living room, kitchen and dining.

Built in 1954

Essential Information

MLS® #	A1069988
Price	\$4,495,000



Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,089
Acres	1.00
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1031 Durham Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0P8

Amenities

Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Jetted Tub, Kitchen Island
Appliances	Refrigerator, Oven-Built-In, Dishwasher, Dryer, Garburator, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas, Hot Water
Cooling	Air Conditioner
Has Basement	Yes
Basement	Full, Finished
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Treed
Roof	Clay Tile
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2021
Days on Market	220
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Courtesy Of ROYAL LEPAGE BENCHMARK
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