



GRASSROOTS
REALTY GROUP

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420 49 Avenue SW
Calgary, Alberta

MLS # A2253807



\$2,650,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,617 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees,		

Heating:	Boiler, Central, High Efficiency, In Floor, Forced Air, Natural Gas, Wood, Zoned	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Shingle Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Steam Room, Stone Counters, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Dishwasher (3), Dryer (2) Freezer (Viking), Garage Control(s), Garburator (2), Gas Stove (Wolf), Humidifier, Microwave (Viking), Range Hood, Refrigerator, Washer(2), Water Softener, Window Coverings-All, Wine Refrigerator (2), Central A/C, Double Oven (Wolf), Garburator, Humidifier, Water Softener, Irrigation Equipment, Central Vacuum/Attachments, HVAC System, Sump Pump, Ventilation System, Water - Filtration, ENERGY STAR Qualified Appliances

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.