



GRASSROOTS
REALTY GROUP

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2209 Carleton Street SW
Calgary, Alberta

MLS # A2278682



\$2,000,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	1918 (108 yrs old)
Beds:	3	Baths:	1 full / 3 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.33 Acre		
Lot Feat:	City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped,		

Heating: Baseboard, Hot Water, Radiant

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Closet Organizers, Crown Molding, French Door, Natural Woodwork, See Remarks, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: NA

Carlton Street. This isn't just a home—it's a rare and protected piece of Calgary's architectural history, set on over 1/3 of an acre, thoughtfully modernized while lovingly preserved and ready for its next chapter. As a registered historical property, its character is safeguarded—original millwork, craftsmanship, and one-of-a-kind details remain intact, creating a sense of presence and story from the moment you arrive, no explanation required. Inside, heritage details shine: leaded glass windows, restored quarter-sawn oak millwork, intricate craftsmanship, and even a hidden Prohibition-era liquor cabinet—all seamlessly paired with considered modern upgrades that enhance comfort without compromising authenticity. The home offers three spacious bedrooms, a cozy library or entertainment lounge, and a charming wine and root cellar tucked beneath a powder room added in 2015. A significant renovation in the 1990s introduced radiant heated stone floors, oak hardwood, and custom finishes, carefully chosen to respect the home's architectural roots while elevating everyday living. The kitchen and views are true standouts—updated by Empire Kitchen & Bath, featuring Downsview cabinetry, a Sub-Zero refrigerator, and city-facing windows that flood the space with natural light. Empire remains on standby should the next owner wish to further enhance the space with one of Calgary's premier renovation teams. Step outside to a garden cultivated with care for nearly eight decades—now a private arboretum with larch trees, a tranquil pond, and multiple outdoor dining and entertaining areas that feel both peaceful and purposeful. Comfort is ensured year-round with a combination of radiant in-floor heating and hot-water baseboards, while a wood-burning fireplace anchors the living area with warmth and

character. Adding further flexibility, concept plans have already been initiated with Robert Pashuk of Pashuk Architecture, offering the opportunity to reimagine the upper level into a grand primary suite, expand living space, or explore garage enhancements—if desired. Contact our team at Plintz Real Estate for additional details, a private viewing, and the right professional connections to bring your vision to life. This is your opportunity to secure a truly irreplaceable piece of Calgary’s architectural heritage—with all the privileges of contemporary inner-city living.