



**805 Prospect Avenue SW
Calgary, Alberta**

MLS # A2117339



\$2,599,900

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,489 sq.ft.	Age:	1948 (76 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Other, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Elevator, No Animal Home, No Smoking Home, See Remarks		

Inclusions: NA

Welcome to an unparalleled masterpiece nestled within Calgary's most prestigious Upper Mount Royal neighborhood, a residence that exudes luxury and architectural finesse. This extraordinary home, featured in Avenue Calgary for its contemporary design, stands as a testament to refined elegance and timeless sophistication. Originally envisioned by the late Honourable Peter Lougheed in 1981 and meticulously revitalized by Calgary's renowned local designers in 2015, this two-storey marvel seamlessly blends classic charm with modern allure, creating an ambiance of unparalleled prestige. With the Glencoe Club and Evamy ridge only a stone's throw away, this location offers convenience and exclusivity. For effortless mobility throughout the home, an elevator awaits, providing seamless access from the lavishly appointed basement to the principal and uppermost levels. Despite its impressive pedigree and luxurious ambiance, this home may require some cosmetic repairs or customized renovations to suit your taste before you move in. Although it has been well cared for, a few areas might need some attention to reach their full potential. This is common among prestigious homes in Upper Mount Royal, and provides an opportunity to add your personal touch. Step into luxury living at its finest as you explore the meticulously designed interiors. Three spacious bedrooms, including a master retreat, await, featuring a charming clawfoot bathtub and an extravagant oversized steam shower for the ultimate relaxation experience. With two full baths and two half baths, every comfort is thoughtfully attended to. Luxuriate in the opulence of two walk-in closets, meticulously designed to accommodate your wardrobe and a dedicated showcase area for your prized shoe collection. Indulge in the pinnacle of comfort, style, and convenience as you immerse

yourself in the grandeur of this distinguished abode. For those discerning individuals seeking the ultimate in refined living, this is an opportunity not to be missed. Contact us today to schedule your private viewing and experience the unparalleled splendor of this remarkable residence.