

\$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 | Triple Garage Detached, Heated Garage, Oversized |
| # of Garages | 3 |

Interior

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

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|---------------------------|
| Lot Description | Landscaped, Treed |
| Roof | Clay Tile |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 17th, 2021 |
| Days on Market | 12 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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