

\$4,850,000 - 1222 Prospect Avenue Sw, Calgary

MLS® #A2236271

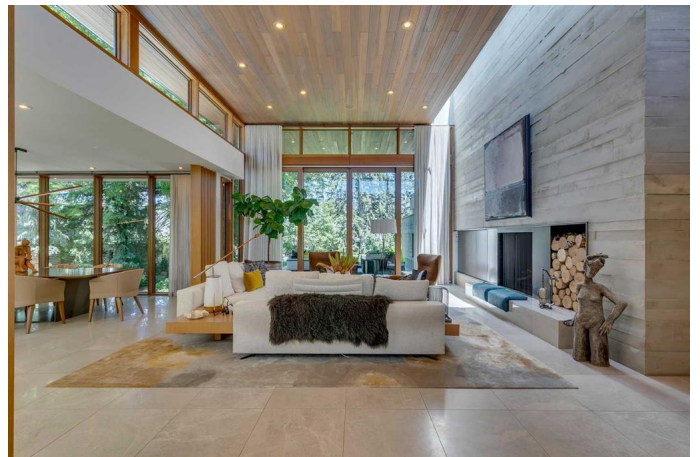
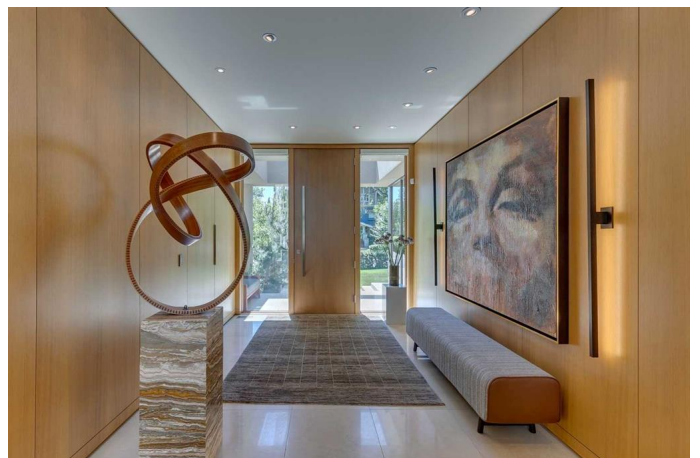
\$4,850,000

4 Bedroom, 5.00 Bathroom, 3,296 sqft

Residential on 0.31 Acres

Upper Mount Royal, Calgary, Alberta

A rare opportunity to own a truly exceptional property in the heart of Mount Royal – this stunning custom-built bungalow with beautiful curb appeal sits on a gorgeous, private lot surrounded by mature landscaping + timeless natural beauty. Designed by renowned architect Michael Shugarman + built by the highly respected Phillip Rush, this home showcases outstanding craftsmanship, quality construction + elevated design features throughout. Every element has been thoughtfully curated to deliver comfort, function + luxury. Inside, soaring ceilings + floor-to-ceiling windows – complemented by elegant transoms – create an airy, light-filled ambiance. Travertine + hardwood flooring flow seamlessly across the main level, enhancing the open-concept layout. The impressive Great Room is anchored by a wood-burning fireplace + opens directly onto a refined outdoor living space, also with a wood-burning fireplace + covered patio with heated flooring – offering beautiful flow for entertaining indoors + out. The expansive dining area easily accommodates large gatherings + is ideally situated with direct access to both the kitchen + great room. The kitchen is intelligently designed with an efficient layout, generous cabinetry + storage, a large island + top-tier professional appliances – a true chef’s space. At the front of the home, just off the main entrance, is a versatile flex room with views of the manicured front yard. Also on the main level is a cozy den (with room to work +



enjoy some tv) two bedrooms + a laundry room; The elegant primary suite that overlooks the serene backyard + features two walk-in closets + spacious spa ensuite complete with luxury finishes. The fully developed lower level offers outstanding additional living space including a large family/media room, substantial home gym, two additional ensuited bedrooms, a second laundry room + abundant storage. The under-drive triple tandem garage with fresh epoxy flooring includes built-in storage + the under slab heating extends to the city sidewalk + the sidewalk to the house is also heated. Set in one of Calgary's most coveted neighborhoods, this remarkable home is walking distance to top-rated schools, downtown, the vibrant shops + restaurants of 17th Avenue, tennis courts, parks + the Glencoe Club. This is a truly special property - a fit for many buyer profiles.

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236271 |
| Price | \$4,850,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,296 |
| Acres | 0.31 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1222 Prospect Avenue Sw |
| Subdivision | Upper Mount Royal |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 0X3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Underground, Tandem, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Washer, Window Coverings, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Many Trees, Private, Rectangular Lot |
| Roof | Flat Torch Membrane |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 1 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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