

**1308 MONTREAL Avenue, Calgary T2T 0Z6**

MLS®#: **A2143121** Area: **Upper Mount Royal** Listing Date: **06/21/24** List Price: **\$8,750,000**  
 Status: **Active** County: **Calgary** Change: **-\$1,250k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **11,711 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,062**  
 Low Sqft:  
 Ttl Sqft: **4,062**

DOM

**165**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lawn,Irregular Lot,Landscaped,Many Trees,Street Lighting,Native Plants,Private,See Remarks**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Metal**  
 Heating: **In Floor,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,Courtyard,Outdoor Grill,Outdoor Kitchen,Private Yard**

Construction: **Concrete,Other,Wood Siding**  
 Flooring: **Concrete,Cork,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Microwave,Washer/Dryer**  
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Smart Home,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Den	Main	9`11" x 19`4"
Dining Room	Main	23`4" x 10`6"	Kitchen	Main	21`4" x 40`1"
Living Room	Main	20`11" x 23`5"	4pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper		Bedroom	Upper	14`6" x 9`9"
Bedroom	Upper	14`6" x 9`8"	Library	Upper	14`0" x 31`4"
Bedroom - Primary	Upper	19`10" x 14`9"	Laundry	Upper	12`9" x 5`6"

3pc Bathroom  
Bedroom

Basement  
Basement

11`10" x 15`4"

Bedroom  
Game Room  
Legal/Tax/Financial

Basement  
Basement

11`10" x 14`8"  
20`1" x 32`3"

Title:  
**Fee Simple**  
Legal Desc:

**7080AJ**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Nestled in Calgary's Mount Royal neighbourhood, Montreal House is a testament to innovative architectural re-imagination. Conceived by renowned Calgary architect Jeremy Sturgess, this home harmonizes with its environment while challenging conventional design. The home features a continuous flow of living spaces that encourage interaction. A series of 18 cantilevered glulam beams provide solar shading for the west-facing windows, supported by a steel structure to prevent uplift. The home's steel frame enables a structural expression that would not have been possible with conventional construction methods. The extensive use of Kayu Batu cladding promises a stunning transformation as the wood weathers to silver, contrasting the evolving Corten steel. Double-height ceilings and carefully situated private areas balance openness and intimacy. The folded carapace roof shields from the east and opens the interior to the western garden, creating an urban courtyard. The narrow, linear form of the house opens to a sunlit western yard, preserving the neighbourhood's character with mature trees on site. The house's layout maximizes privacy with east-facing bedrooms that greet the morning sun and a screened entry set back from the street. The sculptural Corten steel fireplace bridges the indoors and outdoors, reflecting the material's weathering over time. Raw steel and structural CLT panels narrate the structure's aging in place, poetically contrasting unchanging concrete elements. With subtle steel-to-CLT connections, this precise engineering ensures structural integrity and clean aesthetic lines. Montreal House expresses architectural experimentation and environmental harmony, promising an ever-evolving dialogue between materiality and design. Awards: 2020 World Architecture Festival, Finalist - House & Villa - Completed Buildings 2019 Prairie Wood Design Awards, Jury's Choice 2019 Canadian Institute of Steel Construction, Alberta Steel Design Awards of Excellence**

Inclusions:

**Wall Oven (2), Wine/Beverage Fridge (2), TV and Mounts (2), Sofa in Library, Hot Tub, Alarm System, Wood along fireplace, Yellow sofa in living room, standing desk in basement bedroom, bunk bed, dresser in bunk bed room, BBQ and Smoker on patio, Home Automation Rack, Solar Panels and Inverter.**

Property Listed By:

**Charles**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













