

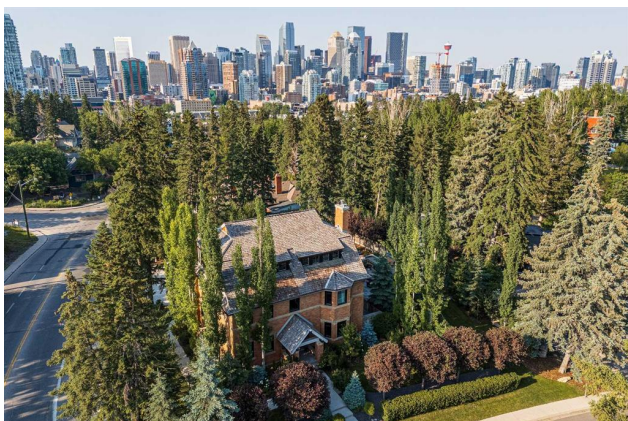


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 PROSPECT Avenue, Calgary T2T 0W5**

MLS®#: **A2146461**      Area: **Upper Mount Royal**      Listing Date: **08/23/24**      List Price: **\$8,990,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$985k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1912**  
Lot Information  
 Lot Sz Ar: **20,591 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **5,297**  
 Low Sqft:  
 Ttl Sqft: **5,297**

DOM

**162**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.5 (3 3)**  
 Style: **3 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Private,See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Brick,See Remarks,Stone**  
 Heating: **Boiler,In Floor,Forced Air,Natural Gas**      Flooring: **Hardwood,Marble,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Built-in Barbecue,Courtyard,Fire Pit,Garden,Lighting,Other,Outdoor Grill,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Kitchen Island,Natural Woodwork,No Smoking Home,See Remarks,Smart Home,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 8`1"	Dining Room	Main	15`0" x 19`1"
Foyer	Main	13`1" x 7`11"	Kitchen	Main	15`6" x 22`7"
Living Room	Main	28`5" x 19`0"	Mud Room	Main	12`5" x 4`5"
Office	Main	12`11" x 13`1"	Sunroom/Solarium	Main	15`6" x 7`7"
1pc Bathroom	Second	6`2" x 3`2"	3pc Bathroom	Second	11`0" x 8`11"
5pc Ensuite bath	Second	11`7" x 18`10"	Bedroom	Second	18`3" x 13`0"

**Bedroom** Second 13`0" x 13`1"  
**Sunroom/Solarium** Second 15`5" x 7`6"  
**Walk-In Closet** Second 6`3" x 10`8"  
**Bedroom** Third 7`8" x 22`7"  
**Family Room** Third 30`6" x 19`0"  
**Other** Basement 8`3" x 9`1"  
**Game Room** Basement 24`8" x 21`7"  
**Furnace/Utility Room** Basement 11`7" x 18`6"

**Bedroom - Primary** Second 26`4" x 18`11"  
**Walk-In Closet** Second 13`6" x 5`9"  
**4pc Bathroom** Third 5`7" x 9`4"  
**Bedroom** Third 12`0" x 13`0"  
**2pc Bathroom** Basement 2`5" x 7`5"  
**Laundry** Basement 15`8" x 17`7"  
**Storage** Basement 14`2" x 12`8"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** DC (pre 1P2007)  
 Legal Desc: 6923JK

Remarks

Pub Rmks: **Introducing a modern-day historic masterpiece in Calgary's most exclusive neighbourhood, Mount Royal. Perched on a sprawling half-acre lot surrounded by mature trees, meticulous landscaping, and a gated, private driveway, this distinguished 6,725 sq. ft. estate home is located on prestigious and quiet Prospect Avenue, one of the most desirable streets in Calgary. Known as the Burns residence, this estate has housed many influential and noteworthy families. Today, the property has undergone a full restoration and transformation into a modern take on luxury design. Special attention has been given to preserving original elements such as the sandstone and brick exterior, copper detailing, grand staircase, stained glass windows, mahogany panelling, quarter-sawn oak flooring, and classic design elements that evoke a sense of nostalgia and grandeur. Complementing these original features are integrated millwork, specialty wall treatments, designer fixtures, lighting, velvet drapery, and limestone and marble detailing. Equally impressive is the addition of an elaborate smart home system, seamlessly integrating contemporary technology with early 20th-century craftsmanship. The state-of-the-art kitchen is a chef's dream, featuring high-end Wolf, Sub-Zero, and Miele appliances, custom cabinetry, and marble countertops, seamlessly blending modern functionality with luxurious aesthetics. The home boasts 5 well-appointed bedrooms, including a primary suite complete with walkthrough closets, a marble en-suite with a volcanic limestone tub, and a serene sunroom perfect for morning yoga. Two offices, an upper-level gym, a billiards room, and a second breakfast sunroom complete the home's appeal. Designed for grand-scale entertaining, the main floor connects seamlessly to a large outdoor sandstone patio with a wood-burning fireplace, an ideal setting for hosting dinner parties. The pièce de résistance is the designer lap pool, showcasing a mosaic of strategically placed glass tiles creating a breathtaking visual display. A charming glass cabana offers versatility, serving as a greenhouse, bar area, or cozy retreat. For golf enthusiasts, a professional-grade putting green provides the perfect spot to practice your game at home. Centrally located, this home offers unparalleled access to the best of Calgary. Enjoy a short stroll to downtown, the city's finest dining, shopping, schools, amenities, and cultural attractions. This exceptional estate is a rare opportunity to own a piece of Calgary's rich history while enjoying the comforts of modern living in the inner city. Schedule a private viewing today and experience this masterpiece firsthand.**

Inclusions: na  
 Property Listed By: Sotheby's International Realty Canada

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