102 Malibou Road SW

Calgary | Active | MLS® A2316763

$1,850,000









Bedrooms	Bathrooms	Year Built	Living area
6	**6**	**2020**	**3,561 sq. ft.**

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Listed by CIR Realty

A closer look

OPEN HOUSE I SUNDAY, NOVEMBER 22 I 12-2PM ** Exceptional Value - Now Offered at $1,850,000** A striking statement in modern luxury, this exceptional custom residence offers over 5,000 square feet of impeccably curated living space in one of Calgary's most desirable enclaves. Distinguished by its sophisticated architectural design, the exterior showcases a refined blend of Nichiha fiber cement, steel accents, and dramatic glass garage doors.
Designed for elevated living and effortless entertaining, the main floor features grand open-concept spaces, a stunning designer fireplace, and a striking glass balustrade staircase with sleek integrated handrails, adding a sense of openness and contemporary elegance to the home. The spectacular chef's kitchen is appointed with custom cabinetry, premium appliances, and an expansive island. Every finish has been thoughtfully selected to deliver a seamless balance of elegance and contemporary style.
The upper level presents four beautifully appointed bedrooms, including a luxurious primary retreat complete with a spa-inspired ensuite, Japanese soaking tub, and an expansive walk-in closet. The fully developed lower level offers additional living and entertaining space, along with two more bedrooms and endless possibilities for a private theatre, golf simulator, fitness studio, or guest accommodations.
A fully landscaped, sun-filled south-facing backyard creates a private outdoor sanctuary, while integrated audio, a heated triple garage with epoxy flooring, and extensive custom upgrades further elevate the experience. Perfectly positioned moments from Downtown, Rockyview General Hospital, Chinook Centre, and the Glenmore Reservoir, this is an extraordinary offering where timeless sophistication meets modern design. Select designer furnishings may be available for purchase separately, offering a rare turnkey opportunity for the discerning buyer. A complete inventory of available furnishings is available upon request.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316763
Bedrooms	6
Bathrooms	6
Year Built	2020
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,561 sq. ft.
Main Level Finished Area:	1,619 sq. ft.
Upper Level Finished Area:	1,941 sq. ft.
Below Grade Finished Area:	1,516 sq. ft.
Acreage:	No
Lot Area:	5,909 sq. ft.
Lot Frontage:	52'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2020 (Age: 6)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	6.0 (Full:4, Half:2)
Num Ensuite Baths:	2
Plan:	1311549
Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco, Wood Frame

Structure Type:	House
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Blower Fan, Gas, Living Room, Marble
Garage:	Yes
Garage Spaces:	3
Parking:	220 Volt Wiring, Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Meadowlark Park
Appliances:	Built-In Oven, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Trash Compactor, Washer, Water Purifier, Water Softener, Window Coverings
Inclusions:	Radon Reduction System
Restrictions:	None Known
Main Floor	Flex Space · 13'8" × 11' ·
Main Floor	Breakfast Nook · 12'7" × 11' ·
Main Floor	Dining Room · 16'3" × 12'7" ·
Main Floor	Foyer · 7'9" × 7'1" ·
Main Floor	Kitchen · 21'3" × 14' ·
Main Floor	Living Room · 23'8" × 16' ·

Main Floor	Mud Room · 11'1" × 5'1" ·
Main Floor	Pantry · 14'6" × 7'6" ·
Upper Level	Bedroom · 16' × 15'1" ·
Upper Level	Bedroom · 16' × 12'11" ·
Upper Level	Bedroom · 16'2" × 12' ·
Upper Level	Family Room · 22'3" × 17'1" ·
Upper Level	Laundry · 13'4" × 8' ·
Upper Level	Bedroom - Primary · 16' × 14'1" ·
Upper Level	Walk-In Closet · 12'1" × 7'5" ·
Basement	Nook · 8'5" × 5'7" ·
Basement	Bedroom · 15'5" × 11'9" ·
Basement	Bedroom · 15'4" × 15'4" ·
Basement	Game Room · 26'2" × 23'10" ·
Basement	Furnace/Utility Room · 19'2" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Golf, Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Landscaped, Level, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-malibou-road-sw-calgary-a2316763/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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