1106 Talon Avenue SW

Calgary | Active | MLS® A2343346

$1,995,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1939**	**2,324 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

JUST LISTED! *OPEN HOUSE- SAT. NOV. 21st 2 p.m.-4 p.m. * In the very HEART of UPPER MOUNT ROYAL this charming Tudor-inspired residence presents a rare opportunity to own a timeless family home in one of Calgary's most distinguished neighborhoods! Wonderful LOCATION overlooking Talon Park, with Cartier Park and South Mount Royal Park just steps away. Surrounded by mature trees and some of the city's most admired properties, this jewel enjoys an unrivaled setting. Rich in character and thoughtfully updated over the years, this warm welcoming residence blends craftsmanship with comforts of modern family living. GREAT LAYOUT & Size - with Sunlight pouring through the spacious principal rooms. Complimenting the beautifully proportioned Living and Dining areas is a Den/Office/Playroom with French Doors. The well- designed EAT -IN KITCHEN features generous workspace & perfect sightlines to the quiet backyard. The Upper Level offers three generous Bedrooms, with updated In Floor Heated Family Bath (2015) & a spacious serene Primary retreat with dual Closets + Ensuite. The fully developed Lower Level provides outstanding entertaining & living space for guests & growing families with a large Rec Room, fabulous 4th Bedroom + Cheater En-Suite Bath, Storage, Wine room + Laundry. Situated on a Large 7,700 sq.' Lot with professional Landscaping, an Irrigation system & Heated, Oversized Double Garage complete with Level 2 EV Charger. NOTABLE Updates include: Insulation in all exterior walls + attic, redoing of the stucco, new windows (2007) (kitchen ones were done in 1997) electrical updated + includes 200 amp service (2025), solar panels, 2 Hi-Efficiency Furnaces with Hepa Filters (2014) Hot Water tank (2025), repainting, new lighting, carpeting (2026). Exceptional WALKABLE lifestyle to the Glencoe Club, excellent Schools, the Elbow River pathways, vibrant Mission + 17th Avenue. Families will LOVE the proximity to community tennis + basketball courts, playgrounds, skating + tobogganing. Welcome Home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343346
Bedrooms	4
Bathrooms	4
Year Built	1939
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:	2,324 sq. ft.
Main Level Finished Area:	1,217 sq. ft.
Upper Level Finished Area:	1,107 sq. ft.
Below Grade Finished Area:	1,070 sq. ft.
Acreage:	No
Lot Area:	7,706 sq. ft.
Lot Frontage:	75'11"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1939 (Age: 87)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	7080AJ
Heating:	In Floor, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	House
Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	3
Fireplace Details:	Basement, Gas, Insert, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	Dishwasher, Double Oven, Dryer, Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings
Inclusions:	solar panels, shed, water softener, trash compactor, water filtration, level 2 EV charger
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 14'3" × 6'11" ·
Main Floor	Kitchen · 14'4" × 13'2" ·
Main Floor	Dining Room · 14'10" × 11'6" ·
Main Floor	Living Room · 14'9" × 11'5" ·
Main Floor	Family Room · 17'11" × 13'3" ·
Upper Level	Bedroom - Primary · 27'10" × 11'11" ·
Upper Level	Bedroom · 15'10" × 11' ·

Upper Level	Bedroom · 14'11" × 12'5" ·
Lower Level	Bedroom · 15'11" × 14'10" ·
Lower Level	Game Room · 23'10" × 17'5" ·
Lower Level	Laundry · 10' × 8'5" ·
Lower Level	Storage · 8'11" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Exterior Features:	Garden, Rain Gutters
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1106-talon-avenue-sw-calgary-a2343346/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.