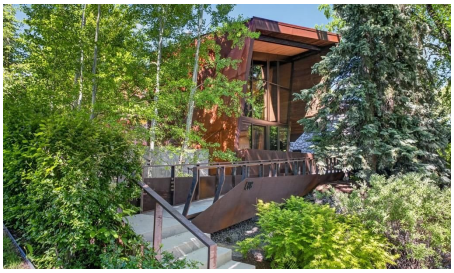
1308 Montreal Avenue SW

Calgary | Active | MLS® A2322569

$6,100,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2015**	**3,998.4 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Masters

A closer look

Welcome to Montreal House, an award-winning architectural landmark in the heart of Calgary’s prestigious Mount Royal community, designed by internationally acclaimed architect Jeremy Sturgess. More than a home, this residence was thoughtfully envisioned as a place where family and friends naturally come together, where architecture fosters connection, conversation, and shared experiences.
Situated on a quiet, tree-lined street, Montreal House offers over 5,700 sq. ft. of living space, including more than 4,000 sq. ft. above grade, five bedrooms, and a triple attached garage with ceiling height designed to accommodate a vehicle lift. Just moments from the Glencoe Club, top-rated schools, river pathways, and the shops and restaurants of 4th Street and Uptown 17th Avenue, the location offers a rare balance of privacy, community, and inner-city convenience. At the heart of the home, expansive open-concept living spaces and soaring double-height ceilings were intentionally designed to keep family and guests connected. Walls of glass blur the line between indoors and out, while carefully framed views flood the home with natural light. Extensive custom millwork provides exceptional storage throughout while reinforcing the home's refined architectural aesthetic. The striking exterior combines Corten steel and Kayu Batu wood, materials selected to age beautifully over time. A dramatic 25-foot sculptural steel fireplace anchors both the interior and exterior living spaces, while 18 cantilevered glulam beams provide shade, architectural rhythm, and a strong visual connection to the western garden. A discreet solar energy system further complements the home's forward-thinking design and long-term efficiency.

Modern living is elevated by a fully integrated Savant home automation system, placing security, lighting, motorized window coverings, and audio/visual systems at your fingertips through a single intuitive application. The upper level is highlighted by a cantilevered primary retreat extending into the treetops, complete with a private rooftop terrace. Every detail has been thoughtfully considered to maximize privacy, natural light, and the relationship between the home and its surroundings.

Designed for entertaining and everyday living, the lower level features a temperature-controlled glass-enclosed wine cellar, guest suite, wet bar, and dedicated art storage. Internationally recognized as a finalist at the World Architecture Festival and recipient of multiple national design awards, Montreal House presents a rare opportunity to own one of Calgary's most celebrated residences, where exceptional architecture, advanced technology, sustainable design, and timeless family living come together in the heart of Mount Royal.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322569
Bedrooms	5
Bathrooms	4
Year Built	2015

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:	3,998.4 sq. ft.
Main Level Finished Area:	1,926.4 sq. ft.
Below Grade Finished Area:	1,786.46 sq. ft.
Acreage:	No
Lot Area:	11,711 sq. ft.
Lot Frontage:	69'11¾"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2015 (Age: 11)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7080AJ
Heating:	In Floor, Fireplace(s), Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Other, See Remarks, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Metal
Ensuite:	Yes
Flooring:	Concrete, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	3
Parking:	Garage Faces Rear, Heated Garage, Insulated, Rear Drive, Triple Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Microwave, Washer, Window Coverings
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.
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 20'3" × 14'4" ·
Main Floor	Foyer · 12'5" × 4'10" ·

Main Floor	Kitchen · 36'10" × 20'11" ·
Main Floor	Living Room · 34'1" × 20'9" ·
Main Floor	Office · 20'11" × 14'2" ·
Upper Level	Bedroom · 14'6" × 9'5" ·
Upper Level	Bedroom · 14'6" × 9'5" ·
Upper Level	Laundry · 12'7" × 5'4" ·
Upper Level	Bedroom - Primary · 19'7" × 14'5" ·
Upper Level	Game Room · 32'2" × 12'5" ·
Upper Level	Walk-In Closet · 12'2" × 8'3" ·
Basement	Other · 9'11" × 6'9" ·
Basement	Bedroom · 14'2" × 12'3" ·
Basement	Storage · 6'9" × 4'1" ·
Basement	Exercise Room · 21'8" × 13'5" ·
Basement	Bedroom · 15'2" × 11'7" ·
Basement	Game Room · 34'2" × 16'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	Barbecue, Built-in Barbecue, Courtyard, Dog Run, Lighting, Playground, Private Entrance, Private Yard
Patio And Porch Features:	Covered, Deck, Front Porch
Lot Features:	Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Many Trees, Private, See Remarks, Underground Sprinklers, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1308-montreal-avenue-sw-calgary-a2322569/

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