1414 Scotland Street SW

Calgary | Active | MLS® A2335149

$3,250,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2019**	**3,716.01 sq. ft.**

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Listed by RE/MAX First

A closer look

There are houses that impress, and there are homes that change your pace the moment you walk through the front door. Set high on one of Scarboro's most distinguished streets, this custom Paul Lavoie-designed residence was built by its builder as his own home, with an exceptional level of care evident throughout. More than anything, the home possesses something difficult to design and impossible to fake: an extraordinary sense of calm. Natural light pours into nearly every room, mature trees soften the outlooks, and underground power lines leave the skyline beautifully uncluttered, allowing the architecture and sweeping downtown views to take centre stage. Inside, generous proportions and beautifully executed millwork create a sense of quiet confidence, while rare details such as soaring 9-foot solid interior doors speak to the calibre of the home without making it feel showy. The kitchen is designed equally for everyday life and entertaining, with Fulgor appliances and a remarkable butler's pantry that functions as a true second kitchen with its own stove, microwave, dishwasher, sink, preparation space and storage, allowing gatherings to unfold effortlessly while the main kitchen remains composed. Expansive windows and thoughtful sightlines create a strong connection between rooms, while the home's scale is balanced by spaces that remain warm and highly livable. Upstairs, the primary suite feels like a private retreat, with sweeping downtown views, a gas fireplace and an extraordinary walk-in dressing room larger than many bedrooms. Throughout the home, the craftsmanship is evident in the millwork, proportions, materials and finishes, creating a residence that feels substantial yet serene. Outside, mature landscaping provides privacy and a beautiful natural backdrop, while the elevated position captures the views that make this property so distinctive. Opportunities to own a modern home of this calibre are exceptionally rare. This is more than an extraordinary residence - it is one of those rare homes that feels every bit as special to live in as it is to look at.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335149
Bedrooms	4
Bathrooms	5
Year Built	2019
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:	3,716.01 sq. ft.
Main Level Finished Area:	1,879.03 sq. ft.
Upper Level Finished Area:	1,836.98 sq. ft.
Below Grade Finished Area:	1,784.48 sq. ft.
Acreage:	No
Lot Area:	6,243 sq. ft.
Lot Frontage:	50'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2019 (Age: 7)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	5700AG
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Marble
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Basement, Gas, Living Room, Primary Bedroom, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Scarboro
Appliances:	See Remarks
Inclusions:	Fridge, full wine fridge, 2 gas stoves, convection microwave, microwave, 3 dishwashers, washer & dryer, all window coverings, garage opener & 2 remotes, 3 TVs and TV wall mounts, 2 air conditioners, central vacuum and attachments, garden shed, alarm system/equipment including 4 exterior cameras (no contract), Gemstone lights, solar panels, 3 fireplace remotes, 3 TV remotes, 2 garburators, furniture & patio furniture negotiable, pool table negotiable, gym equipment negotiable
Restrictions:	Restrictive Covenant-Building Design/Size
Main Floor	Dining Room · 19'10" × 18'10" ·
Main Floor	Living Room · 31'5" × 21'2" ·
Main Floor	Foyer · 10' × 7'3" ·
Main Floor	Kitchen · 25'7" × 13'8" ·

Main Floor	Spice Kitchen · 15'10" × 5'7" ·
Main Floor	Storage · 7'8" × 7' ·
Main Floor	Office · 13'3" × 9'8" ·
Upper Level	Bedroom · 17'7" × 11'9" ·
Upper Level	Bedroom · 15'1" × 11'4" ·
Upper Level	Bonus Room · 15'5" × 13'6" ·
Upper Level	Laundry · 12' × 6' ·
Upper Level	Bedroom - Primary · 17'9" × 17' ·
Upper Level	Walk-In Closet · 15'8" × 12'5" ·
Basement	Kitchenette · 21'4" × 13' ·
Basement	Bedroom · 12'2" × 12'1" ·
Basement	Exercise Room · 18'5" × 11'6" ·
Basement	Game Room · 26'7" × 22'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Aug 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1414-scotland-street-sw-calgary-a2335149/

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