2 1208 Bellevue Avenue SE

Calgary | Active | MLS® A2357924

$1,799,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,093.89 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

"The Bellevue Collection" A modern day generational Brownstone, elevated for Upper Ramsay. Over 3,100sf of luxury perched just steps from the iconic ridge of Scotsman's Hill, 1208 Bellevue Ave SE is a brand-new, luxury, semi-detached, walk-out residence unlike anything else ever on the Calgary market. From the moment you climb the grand front steps, the scale and presence of this home makes itself known. Another exquisite offering built by Thelo Homes & interiors by Dwelling Interior Design, the craftsmanship and attention to detail are clear at every turn. Wrapped in full bed genuine brick, the exterior alone sets the tone for what's inside. Step through the front door into soaring 12-foot ceilings, floor-to-ceiling windows, and a scale of design that leaves you breathless. A true chef's kitchen anchors the space - natural stone counters, a large custom island, an abundance of built-in cabinetry, a showpiece metallic hood, and a 6-burner Wolf range leading a full luxury appliance package. Open the sliding doors off the main floor to the 1st of 2 massive patios - a great spot for an upper BBQ and outdoor lounge. A floor-to-ceiling glassed office on the main floor gives you a dedicated work-from-home space that feels more like a gallery than an office. Upstairs, 3 generously sized bedrooms include an extravagant primary suite, elegantly styled, including a hotel-inspired 5-pce ensuite worthy of the address - and yes, from the privacy of your bedroom, you can enjoy the views & watch the annual fireworks light up the westerly sky. A well-appointed upper laundry & additional 4-pce bath complete the upper level. The walk-out lower level is built for flexibility, but it's an entertainer's dream! A large rec room with enough space for a home gym and a huge sectional lounge area, plus a private guest bedroom and 4-pce bath - ideal for guests or extended family. But here's the SHOW STOPPER! Walk out your lower sliding doors onto over 500 sq ft of patio space across the entire rear of the home - an unbelievable space with so many options: room to entertain many guests, a hot tub or swim spa, your dream outdoor kitchen, a fire table, a rec/fitness area, dinner parties, cocktail events, you name it...Your one-of-a-kind private outdoor retreat. Think about the Stampede parties you could host! That's not all - function meets form in the attached, oversized double garage, accessed via an exclusive rear laneway shared by only these two residences-a rare layer of privacy and security you won't find anywhere else in the inner city. The Upper Ramsay location is everything. A true "lifestyle." Just a few steps from the ridge and its breathtaking city views, and a short walk down the hill to Calgary's newest entertainment district! Home to the brand-new Scotia Place, the Calgary Flames, A-list concerts, brand-new restaurants, shops, event centre, and Stampede Park! A MUST EXPERIENCE!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357924
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,093.89 sq. ft.
Main Level Finished Area:	1,016.53 sq. ft.
Upper Level Finished Area:	1,077.36 sq. ft.
Below Grade Finished Area:	1,072.74 sq. ft.
Acreage:	No
Lot Area:	3,466 sq. ft.
Lot Frontage:	24'9¼"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	1

Plan:	2789K
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated, Oversized, Secured, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southeast
Community:	Ramsay
Appliances:	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 17'7" × 8'10" ·
Main Floor	Kitchen · 15'10" × 15'7" ·

Main Floor	Living Room · 19'9" × 16'5" ·
Main Floor	Office · 13'3" × 6'4" ·
Upper Level	Bedroom · 12'6" × 10'9" ·
Upper Level	Bedroom · 10'9" × 10'9" ·
Upper Level	Laundry · 8'7" × 6'4" ·
Upper Level	Bedroom - Primary · 14' × 13'5" ·
Upper Level	Walk-In Closet · 12'5" × 5'6" ·
Basement	Bedroom · 13' × 11'9" ·
Basement	Mud Room · 9'4" × 8'11" ·
Basement	Game Room · 29'10" × 14'6" ·
Basement	Furnace/Utility Room · 21'2" × 5'9" ·
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, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s), Patio, See Remarks
Lot Features:	Back Lane, Low Maintenance Landscape, Sloped, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1208-bellevue-avenue-se-calgary-a2357924/

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