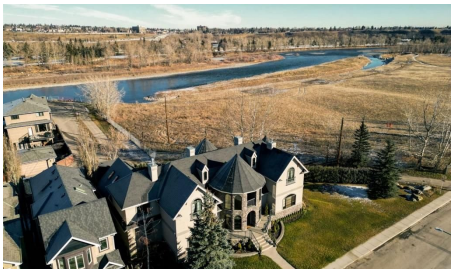
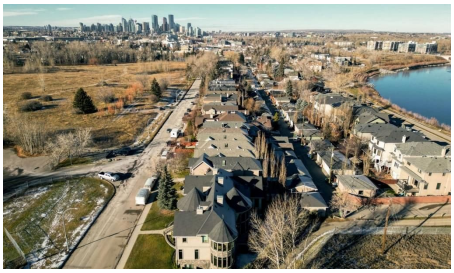
# 2248 9 Avenue SE

Calgary | Active | MLS® A2336790

**$2,888,888**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **5** | **2006** | **4,973.32 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Charles

# A closer look

Welcome to a stunning 7,000+ SF custom residence originally inspired by the iconic Banff Springs Hotel. Perfectly situated on a spacious 11,000sf double lot (zoned M-CG) at the very end of 9 Avenue SE and surrounded by nothing except the serene Bow River, the picturesque Inglewood wildlands & bird sanctuary, lush parks, and scenic walking/riding trails. This private and exclusive location is one of a kind! As you approach this magnificent estate, you'll be captivated by the exquisite stone and woodwork that grace both the exterior and interior, showcasing exceptional craftsmanship. The grand entrance invites you into a world of elegance and warmth, where no detail has been overlooked. The home offers four spacious bedrooms and four and a half bathrooms, this residence combines comfort and functionality. Step into the awe-inspiring great room, where towering ceilings soar above, creating an airy and inviting atmosphere. The impressive floor-to-ceiling window package floods the space with natural light, seamlessly connecting the indoors with the stunning outdoor beauty. Whether hosting gatherings or enjoying quiet evenings, this room is perfect for both entertaining and relaxation. Adjacent to the great room, a beautifully appointed custom kitchen. Featuring top-of-the-line appliances including an 8 burner gas range, it's a chef's dream. Expansive countertops including a huge island with sit up bar and ample cabinetry provide both functionality and elegance, making it a perfect place to create culinary masterpieces and entertain. For wellness enthusiasts, the private indoor saltwater pool invites you to unwind and enjoy a refreshing swim year-round. The tranquil setting is perfect for relaxation or hours of fun with family and friends. Upstairs you'll find 3 beds including a large bonus/den space. The large primary bedroom overlooks the wetlands and includes a luxurious 6 piece ensuite bathroom and chic gas fireplace. The lower level continues the same level of finishing as the rest of the home. Large rec/games room including pool table. Additional family room space and a full sized gym offers a dedicated space for maintaining an active lifestyle. Entertainment takes center stage in the dedicated theatre room, designed for memorable movie nights with family and friends. Cozy up on custom seating and immerse yourself in cinematic experiences from the comfort of your own home. The outdoor space is equally impressive, large private deck featuring a luxurious hot tub surrounded by beautifully landscaped grounds. This serene setting is perfect for evening relaxation under the stars or hosting outdoor gatherings. As you explore this amazing location, you'll appreciate the privacy and tranquility it provides. Easy access to trails, parks, tennis courts, the Bow River, shops, restaurants, schools, Inglewood Golf & Country and much more! Immediate possession available!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2336790 |
| **Bedrooms** | 4 |
| **Bathrooms** | 5 |
| **Year Built** | 2006 |
| **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:** | 4,973.32 sq. ft. |
| **Main Level Finished Area:** | 2,986.15 sq. ft. |
| **Upper Level Finished Area:** | 1,987.17 sq. ft. |
| **Below Grade Finished Area:** | 2,418.36 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 11,162 sq. ft. |
| **Lot Frontage:** | 148'10" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 9 |
| **Year built:** | 2006 (Age: 20) |
| **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:** | 1 |
| **Plan:** | 0310290 |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 3 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Southeast |
| **Community:** | Inglewood |
| **Appliances:** | Built-In Refrigerator, Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Breakfast Nook · 12'11" × 9'8" · |
| **Main Floor** | Dining Room · 15'11" × 13'1" · |
| **Main Floor** | Kitchen · 22'7" × 18'3" · |

| | |
|---|---|
| **Main Floor** | Laundry · 10'8" × 10'6" · |
| **Main Floor** | Living Room · 26'2" × 23' · |
| **Main Floor** | Mud Room · 14'6" × 9'11" · |
| **Main Floor** | Office · 16' × 13'2" · |
| **Main Floor** | Other · 29'6" × 19'6" · |
| **2nd Floor** | Bedroom · 16'1" × 13'1" · |
| **2nd Floor** | Bedroom · 17'5" × 12'6" · |
| **2nd Floor** | Loft · 35'8" × 20'10" · |
| **2nd Floor** | Bedroom - Primary · 27'11" × 20'11" · |
| **Basement** | Other · 17'11" × 12'11" · |
| **Basement** | Bedroom · 14'10" × 10'9" · |
| **Basement** | Family Room · 22'8" × 16' · |
| **Basement** | Exercise Room · 12'8" × 10'3" · |
| **Basement** | Game Room · 30'6" × 18'6" · |
| **Basement** | Media Room · 17'4" × 16'6" · |
| **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, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Back Lane, Backs on to Park/Green Space, Conservation, Corner Lot, Environmental Reserve, Landscaped, Private, Treed |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |

| | |
|---|---|
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-CG |
| **Listed Date:** | Aug 13, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2248-9-avenue-se-calgary-a2336790/

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

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