234 Elmont Bay SW

Calgary | Active | MLS® A2359405

$1,099,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2002**	**2,510.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by YMK Real Estate & Management Inc.

A closer look

What if your children could walk to a variety of schools (Griffith Woods, Menno Simons Christian School, Ernest Manning High School, etc.) for the next 12 years, and your family could walk to train station and recreation center? Situated at a cul de sac with a rarely large lot in the prestigious and high coveted community of Springbank Hill, this exceptional family home offers more than 3500sqft living space with 4 bedrooms, 3.5 baths, a large recreation room, and a theater. The moment you enter, you are greeted by open to below architecture where soaring ceilings, open circular staircase, a wall of windows bringing in radiant natural light and creating an uplifting environment for both daily life and entertaining. The open kitchen keeps everyone connected with a central island, stainless appliance, walkthrough pantry with plenty of storage. The upper level is thoughtfully laid out, featuring as curved hallway overlooking the main floor and connecting three bedrooms, convenient upper-level laundry, and an office. The primary bedroom is complete with built-in king-size bed, two nightstands, and a lavish 5-piece ensuite offering a spa-quality experience at home. The additional two bedrooms are generously sized with built-in desks and vaulted ceilings, perfect for a growing family. The upper-level office overlooks the main floor through a “Romeo and Juliet” balcony, adding elegance to this house. The lower level is fully developed, including a huge recreation room, a spacious bedroom with a 3-piece bathroom, and a full-blown theatre room. Topping things off are brand NEW Iko class 3, 1 inch hail, 130mph wind raiting roof, central air conditioning, an irrigation system, water softener, radon mitigation system, gas line for heating prepared for the triple garage. A rare opportunity to own a home in West Calgary just minutes from parks, pathways, Westside Recreation Center, 69 LRT train station, and quick access to downtown and the mountains.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359405
Bedrooms	4
Bathrooms	4
Year Built	2002
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:	2,510.42 sq. ft.
Main Level Finished Area:	1,218.83 sq. ft.
Below Grade Finished Area:	1,227.25 sq. ft.
Acreage:	No
Lot Area:	758 sq. ft.
Lot Frontage:	33' 1/8 "
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2002 (Age: 24)
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:	0112975
Heating:	High Efficiency, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Electric, Family Room, Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Side, Insulated, Oversized, RV Access/Parking, Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 11'1" × 11'1" ·
Main Floor	Breakfast Nook · 15' × 8'6" ·
Main Floor	Kitchen · 15'6" × 13'10" ·
2nd Floor	Library · 11'2" × 10'1" ·
2nd Floor	Bedroom · 12'2" × 9'10" ·
2nd Floor	Bedroom · 11'6" × 9'10" ·
2nd Floor	Bedroom - Primary · 15' × 13' ·
Lower Level	Game Room · 23'7" × 13'3" ·
Lower Level	Media Room · 15'1" × 12'9" ·

Lower Level	Bedroom · 16'1" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Street Lights
Interior Features:	Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Smart Home
Exterior Features:	Barbecue, BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Lawn, Pie Shaped Lot, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/234-elmont-bay-sw-calgary-a2359405/

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