2905 Carleton Street SW

Calgary | Active | MLS® A2337950

$5,750,000









Bedrooms	Bathrooms	Year Built	Living area
6	**7**	**2004**	**4,856 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

This stunning Laratta built executive family residence, is an architectural masterpiece nestled on a most coveted Upper Mount Royal tree lined street overlooking Talon Park. Set on a private, estate sized 70' x 194' west facing lot surrounded by mature trees, meticulous landscaping, English country gardens, offering a rare blend of historic grandeur, modern luxury & resort-style living. Boasting 7158 sq. ft. of impeccably designed living space, this residence showcases gleaming hickory & hardwood floors throughout the upper levels, with beamed ceilings, crown mouldings, solid core doors, extensive millwork, designer fixtures & an abundance of natural light through expansive windows. The enclosed foyer opens to the entertaining sized great room with built-ins & gas fireplace offers seamless indoor outdoor flow. The gourmet kitchen with granite countertops, a striking oversized island with circular eating bar, loads of custom cabinetry, spacious pantry, beamed ceilings, professional appliances, effortless flow into the family sized dining area & sitting area with fireplace overlooking the yard. A private office with custom bookcases overlooks Talon park, while the main floor primary suite, currently a second family room, features tranquil views, a luxurious spa-inspired 5-piece ensuite with soaker tub, steam shower, dual sinks, marble countertops, heated marble floors & abundant storage. A guest powder room, private laundry with cabinetry & a functional mudroom leads to the heated extra wide double attached garage. The upper level offers five spacious bedrooms, including a primary bedroom with double closets, luxurious ensuite and overlooks the tranquility of the west yard. The secondary bedrooms all with ensuites & a retreat area deliver exceptional comfort, flexibility & privacy. The lower level designed for elevated leisure & entertainment, features an expansive family room with built-in cabinets, billiards room, a large wrap-around wet bar with dishwasher, microwave & beverage fridge, temperature controlled wine cellar with tasting lounge, a bedroom with ensuite, a large playroom currently a ballet studio & glass enclosed exercise area plus exceptional storage. Outdoors, the tranquil west facing yard is home to manicured grounds framed by mature trees, offering sun drenched lounging areas, distinct living spaces, patio zone perfect for gatherings, a full irrigation system & ample room for a future pool. This estate harmonizes style, functionality, serenity & ideally located within walking distance to top rated schools, parks, River Park, the Elbow River Pathways, community tennis courts, outdoor pools, Glencoe Club, Calgary Golf & Country Club, public library, downtown, the vibrant shops, restaurants & culture of 17th Avenue, 4th & 14th Streets. This rare offering represents an unparalleled opportunity for the discerning buyer seeking architectural excellence, intentional design, premium materials - this is more than a home, it's a statement of refined living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337950
Bedrooms	6
Bathrooms	7
Year Built	2004
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:	4,856 sq. ft.
Main Level Finished Area:	2,492 sq. ft.
Upper Level Finished Area:	2,364 sq. ft.
Below Grade Finished Area:	2,302 sq. ft.
Acreage:	No
Lot Area:	13,035 sq. ft.
Lot Frontage:	69'11"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	13
Year built:	2004 (Age: 22)
Bedrooms:	6 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	7.0 (Full:6, Half:1)
Num Ensuite Baths:	4
Plan:	7080AJ
Heating:	Forced Air

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Double Sided, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	Alarm, Dishwasherx2, Microwave
Restrictions:	None Known
Main Floor	Foyer · 10'9" × 9'8" ·
Main Floor	Living Room · 24'6" × 16'5" ·
Main Floor	Dining Room · 17'9" × 15'6" ·

Main Floor	Kitchen · 17'9" × 13'11" ·
Main Floor	Family Room · 17'6" × 17'5" ·
Main Floor	Other · 11'6" × 8' ·
Main Floor	Den · 17'3" × 12'11" ·
Main Floor	Laundry · 8'8" × 7'3" ·
2nd Floor	Bedroom - Primary · 34'1" × 15'4" ·
2nd Floor	Walk-In Closet · 15'9" × 6'6" ·
2nd Floor	Walk-In Closet · 12'7" × 5'11" ·
2nd Floor	Bedroom · 11'8" × 11'7" ·
2nd Floor	Bedroom · 13'4" × 11'11" ·
2nd Floor	Bedroom · 16'3" × 11'11" ·
2nd Floor	Bedroom · 20'10" × 14'1" ·
2nd Floor	Walk-In Closet · 8'7" × 7'7" ·
2nd Floor	Office · 10'11" × 8'6" ·
Basement	Game Room · 32'9" × 31'5" ·
Basement	Other · 10'9" × 10'1" ·
Basement	Bedroom · 14'7" × 13'3" ·
Basement	Wine Cellar · 11'7" × 7'2" ·
Basement	Flex Space · 11'9" × 8'9" ·
Basement	Flex Space · 19'11" × 14'3" ·
Basement	Exercise Room · 10'1" × 7'9" ·
Basement	Storage · 15'7" × 8'8" ·
Basement	Furnace/Utility Room · 32'8" × 9' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)

Interior Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Soaking Tub
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, Pergola
Lot Features:	Irregular Lot, Landscaped, Private, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2905-carleton-street-sw-calgary-a2337950/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.