826 Durham Avenue SW

Calgary | Active | MLS® A2359738

$1,665,000









Bedrooms	Bathrooms	Year Built	Living area
3	**5**	**2014**	**2,958 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Calgary West Realty

A closer look

PUBLIC OPEN HOUSE TOMORROW NOV 22nd, 2-4 PM… Please check out this gorgeous contemporary SINGLE FAMILY, NOT A TOWNHOUSE, home sitting on a 42 FOOT WIDE LOT and on one of the cutest streets in Upper Mount Royal, within easy walking distance to the shops and restaurants of trendy 17 Avenue and a short hop into downtown. This gorgeous home has almost 3000 square feet of space above ground plus a fully developed lower level and an attached double garage. The look is very transitional and warm through out with a wide open floor plan and tons of windows that make this a very bright home. Large living and dining room with a cozy fireplace, awesome kitchen with a large island, Corian countertops and high end appliances, main floor den, built in cabinets galore and a covered deck c/w fireplace for those chilly nights. All the bedrooms are very spacious and the master bedroom is fantastic with a spa-like ensuite with marble floors , two sided fireplace and steam shower. The second floor is rounded out with two more large bedrooms, each with a walk in closet, gorgeous 4 piece bathroom and a laundry room with stainless steel floors...very trendy. Upstairs is a large flex room perfect for a guest bedroom and a two piece bath and/or a great work out room with a huge window looking out onto the gorgeous street. There is a very large outdoor deck with downtown views and it is even reinforced for a hot tub. The flex room also is roughed in for a wet bar if you like. This is a very high end detached home sitting on a 42 foot wide lot, not a cookie cutter townhome or a attached home on a busy street, lots of privacy here. Wire brushed maple hardwood floors on all three floors plus polished concrete floors in the lower level with in-floor heating, 8" high baseboards, solid wood doors , concrete sinks, wine cellar, murphy bed in the lower level for a guest suite, walk up to the back yard with a doggie door, unique high end lighting all over, large double garage with an extra storage room, central air conditioning, underground sprinkler system, etc. Too many extra features to mention. The landscaping and curb appeal of the house is fabulous with a rock feature wall and heated driveway and it is fully fenced. Please enjoy the back yard with flower beds with plenty of room for doggie to run around. Again, the location is so perfect and so walkable to schools, parks, shopping, transit, and you are a short hop into downtown. Add in a Control 4 Home Automation System with speakers all throughout the house and 5 TVs which all stay. Just move in and enjoy! Very quick possession possible.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359738
Bedrooms	3
Bathrooms	5
Year Built	2014
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:	3 (or more) Storey
Total Living Area:	2,958 sq. ft.
Main Level Finished Area:	1,193 sq. ft.
Below Grade Finished Area:	760 sq. ft.
Acreage:	No
Lot Area:	4,219 sq. ft.
Lot Frontage:	42'4"
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	2014 (Age: 12)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	1
Plan:	8910031
Heating:	High Efficiency
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Composite Siding, Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Concrete, Hardwood
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Bath, Family Room, Gas, Living Room, Outside
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Heated Driveway, Heated Garage, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16'4" × 16'4" ·
Main Floor	Dining Room · 17'5" × 12'2" ·
Main Floor	Kitchen · 13'6" × 12'4" ·
Main Floor	Den · 15'2" × 12'4" ·
Main Floor	Foyer · 16'10" × 8'10" ·
Main Floor	Covered Porch · 14'3" × 10'7" ·

2nd Floor	Bedroom - Primary · 14' × 13'10" ·
2nd Floor	Bedroom · 11'5" × 11'2" ·
2nd Floor	Bedroom · 15'3" × 10'9" ·
2nd Floor	Laundry · 7'7" × 5'10" ·
3rd Floor	Flex Space · 20'2" × 12' ·
3rd Floor	Balcony · 18'10" × 17'10" ·
Lower Level	Family Room · 13' × 12'10" ·
Lower Level	Game Room · 17'1" × 0'5" ·
Lower Level	Storage · 9'1" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch, Rear Porch
Lot Features:	Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/826-durham-avenue-sw-calgary-a2359738/

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

Data was last updated November 23, 2026 at 04:05 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.