

# \$2,999,000 - 1234 Lansdowne Avenue Sw, Calgary

MLS® #A2257826

**\$2,999,000**

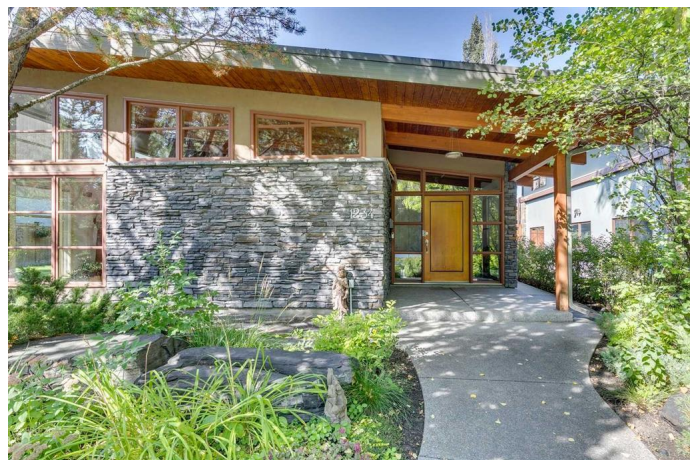
5 Bedroom, 4.00 Bathroom, 3,072 sqft

Residential on 0.20 Acres

Elbow Park, Calgary, Alberta

Fabulous 3100 sq foot mid-century modern bungalow with abundant natural light + great indoor/outdoor living spaces located in a sought after serene location just steps from Sandy Beach/Riverdale park. Exceptional layout + easy living spaces with great flow + large principal rooms. Enter the home to a stunning living + dining space with soaring ceilings + wood burning fireplace. Efficient kitchen with loads of cabinetry + counter space, pantry, island + office work station complete with hidden printer. Step down into an all window informal dining space with very pretty garden views + in-floor heating for those chilly winter days. Generous sized family room, 3 bedrooms + laundry complete the main floor. All 4 bathrooms feature heating floors + the primary has vaulted ceilings, a lovely spa ensuite + direct access to a private area in the yard with a hot tub for every day use. Site finished hardwood flooring on the main level. The lower level is fully developed with 2 additional bedrooms, large rec room with built in bar, huge office with serial staircase connected to the primary bedroom. The house was extensively renovated in 2017 + boiler system + furnaces are just 3 years old.

Hard to find, attached 3 car garage is an additional benefit of this exceptional home which can suit many buyer profiles. Walk to the shops of Britannia, the River pathway system, schools, tennis/skating rinks + Glencoe.



Built in 1960

## Essential Information

MLS® #	A2257826
Price	\$2,999,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,072
Acres	0.20
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1234 Lansdowne Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A6

## Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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