

\$4,850,000 - 1222 Prospect Avenue Sw, Calgary

MLS® #A2236271

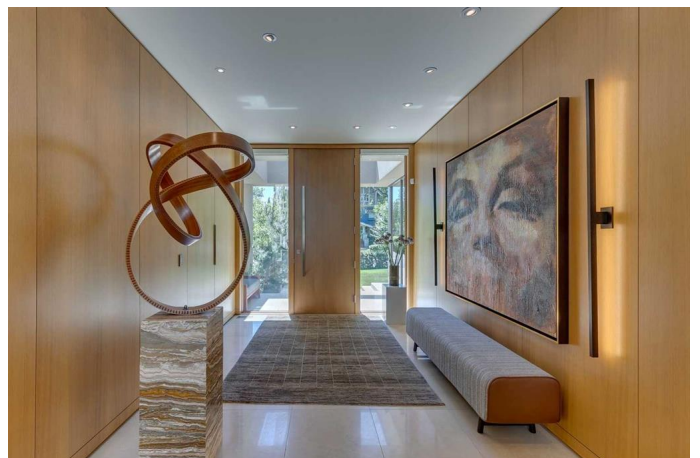
\$4,850,000

4 Bedroom, 5.00 Bathroom, 3,296 sqft

Residential on 0.31 Acres

Upper Mount Royal, Calgary, Alberta

A rare opportunity to own a truly exceptional property in the heart of Mount Royal – this stunning custom-built bungalow with beautiful curb appeal sits on a gorgeous, private lot surrounded by mature landscaping + timeless natural beauty. Designed by renowned architect Michael Shugarman + built by the highly respected Phillip Rush, this home showcases outstanding craftsmanship, quality construction + elevated design features throughout. Every element has been thoughtfully curated to deliver comfort, function + luxury. Inside, soaring ceilings + floor-to-ceiling windows – complemented by elegant transoms – create an airy, light-filled ambiance. Travertine + hardwood flooring flow seamlessly across the main level, enhancing the open-concept layout. The impressive Great Room is anchored by a wood-burning fireplace + opens directly onto a refined outdoor living space, also with a wood-burning fireplace + covered patio with heated flooring – offering beautiful flow for entertaining indoors + out. The expansive dining area easily accommodates large gatherings + is ideally situated with direct access to both the kitchen + great room. The kitchen is intelligently designed with an efficient layout, generous cabinetry + storage, a large island + top-tier professional appliances – a true chef’s space. At the front of the home, just off the main entrance, is a versatile flex room with views of the manicured front yard. Also on the main level is a cozy den (with room to work +



enjoy some tv) two bedrooms + a laundry room; The elegant primary suite that overlooks the serene backyard + features two walk-in closets + spacious spa ensuite complete with luxury finishes. The fully developed lower level offers outstanding additional living space including a large family/media room, substantial home gym, two additional ensuited bedrooms, a second laundry room + abundant storage. The under-drive triple tandem garage with fresh epoxy flooring includes built-in storage + the under slab heating extends to the city sidewalk + the sidewalk to the house is also heated. Set in one of Calgary's most coveted neighborhoods, this remarkable home is walking distance to top-rated schools, downtown, the vibrant shops + restaurants of 17th Avenue, tennis courts, parks + the Glencoe Club. This is a truly special property - a fit for many buyer profiles.

Built in 2014

Essential Information

MLS® #	A2236271
Price	\$4,850,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,296
Acres	0.31
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1222 Prospect Avenue Sw
Subdivision	Upper Mount Royal

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0X3

Amenities

Parking Spaces	3
Parking	Underground, Tandem, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, Private, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Estate Professionals Inc.
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