



704 Prospect Avenue Calgary Alberta

\$2,948,000

Nestled on a picturesque & elevated corner lot adorned with mature trees, this extraordinary home resides on one of Calgary's most prestigious streets. With enchanting downtown views & timeless elegance, this property is an embodiment of sophistication & serenity. Step inside to discover original heritage hardwood floors flowing gracefully throughout the main level, lending warmth & character to every room. A spacious family room, crowned by a striking floor-to-ceiling granite fireplace, serves as the heart of the home. Adjacent to it, a cozy office nook offers an area of quiet focus, while an open formal dining area sets the stage for cherished gatherings. The generous den invites relaxation, & the discrete 2-piece powder room adds convenience. The kitchen is a culinary haven, showcasing a centerpiece granite island, incredible full-stone backsplash, & kiln-fired granite countertops—all harmonizing beautifully. Through glass doors, the kitchen/dining opens onto a private courtyard, where fragrant apple trees & privacy offer a sense of quiet retreat. Natural light floods the home through large picture windows—all thoughtfully updated—creating an airy ambiance. Ascend to the upper level, where a skylit hallway guides you to two spacious bedrooms, anchored by a well-appointed 4-piece bathroom. One of these bedrooms features a private terrace—a secluded spot for moments of reflection. The primary suite is a sanctuary of comfort, boasting a luxurious 5-piece ensuite & a walk-in closet. Just beyond its doors, another large breathtaking terrace awaits, offering panoramic views of downtown Calgary. This expansive outdoor space is perfect for savoring a peaceful morning coffee or enjoying a golden sunset with a glass of wine in hand. The lower level offers flexible space for the family. Boasting an inviting family room with a fireplace, a dedicated workout area, an ele...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Family room 14.42 Ft x 28.25 Ft

Exercise room 7.58 Ft x 13.00 Ft

Guest suite 12.33 Ft x 12.92 Ft

Kitchen 18.00 Ft x 16.17 Ft

Dining room 13.00 Ft x 15.83 Ft

Living room 15.67 Ft x 29.17 Ft

Office 8.00 Ft x 14.17 Ft

Den 13.17 Ft x 15.83 Ft

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Laundry room 13.17 Ft x 5.75 Ft

Wine Cellar 9.25 Ft x 4.00 Ft

Bedroom 12.42 Ft x 8.50 Ft

Other 13.33 Ft x 10.58 Ft

Foyer 8.67 Ft x 18.00 Ft

2pc Bathroom Measurements not available

Other 8.00 Ft x 38.50 Ft