



2716 Carleton Street Calgary Alberta

\$2,575,000

Welcome to 2716 Carleton Street SW -- a beautifully designed executive home in the heart of Upper Mount Royal, one of Calgary's most prestigious communities. Set on a private, oversized lot along a quiet, tree-lined street, this five-bedroom residence offers over 5,000 sq. ft. of curated living space across 3 levels designed for connection, entertaining, and everyday luxury. Designed by renowned architect John Brown in 2006, this home blends timeless character with thoughtful modern design. Recent upgrades include most windows replaced in August 2025, exterior wood professionally refinished, and fresh interior paint throughout, delivering a true turnkey experience. At the heart of the home is a chef-inspired kitchen anchored by premium appliances: a double Thermador wall oven, six-burner Thermador gas cooktop, and Sub-Zero refrigerator. The space flows into a bright breakfast nook, dining area, and welcoming living room, then out to a private rear deck. This outdoor space feels intimate and tucked away, with direct access from both main living areas. A gate connects the deck directly to the front yard. The front yard has been loved as a massive green space, framed by a tall mature hedge that creates privacy from the street. It has comfortably hosted children's birthday parties, afternoons of throw-and-catch, and relaxed sunny afternoons with West exposure. Upstairs, four generous bedrooms provide a rare advantage in this neighbourhood. The primary suite features treetop views, a spa-style ensuite with heated floors, and a HUGE walk-in closet. A secondary bedroom enjoys a private ensuite, while two additional bedrooms share a five-piece bath. The fully developed lower level adds another bedroom, four-piece bathroom, family room, exercise area, and large storage spaces, including one easily convertible into a wine cellar. Two dedicated offices make working from home easy ...

Primary Bedroom 14.83 Ft x 25.42 Ft

Other 10.08 Ft x 18.50 Ft

Bedroom 14.67 Ft x 13.75 Ft

Bedroom 10.83 Ft x 10.67 Ft

Bedroom 13.33 Ft x 11.00 Ft

5pc Bathroom Measurements not available

Office 12.75 Ft x 11.33 Ft

Exercise room 26.75 Ft x 14.08 Ft

Storage 4.67 Ft x 14.67 Ft

Furnace 13.08 Ft x 12.67 Ft

3pc Bathroom Measurements not available

Foyer 13.17 Ft x 61.00 Ft

a

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<https://gregoryberry.royallepage.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

| | | | |
|--------------------------|----------------------------|-------------|---------------------|
| 5pc Bathroom | Measurements not available | Living room | 26.00 Ft x 18.00 Ft |
| 3pc Bathroom | Measurements not available | Dining room | 13.17 Ft x 11.00 Ft |
| Recreational, Games room | 13.08 Ft x 28.92 Ft | Kitchen | 18.58 Ft x 14.17 Ft |
| Bedroom | 10.92 Ft x 12.33 Ft | | |