



## 420 49 Avenue Calgary Alberta

\$2,585,000

Exquisite Custom Home in the Heart of Elboya. Welcome to an unparalleled offering in the prestigious community of Elboya—an architecturally significant, custom-built residence that seamlessly blends timeless elegance with modern sophistication. Designed by renowned Vancouver architect Alex Voth in collaboration with esteemed interior designer Paul Lavoie, this masterfully curated home showcases over 5,200 sq ft of luxurious living space across three levels. Set on an expansive lot just minutes from downtown Calgary and steps from the shops and amenities of Britannia, this property offers the rare combination of inner-city convenience and refined residential living. From the moment you enter, you are greeted by a classic centre hall plan that exudes elegance and balance. The formal living and dining rooms are perfect for entertaining, while the light-filled office near the entry provides a serene workspace. At the heart of the home lies a chef's kitchen featuring premium appliances, bespoke cabinetry, and luxurious finishes—flowing seamlessly into a warm and inviting family room. The upper level hosts four generously sized bedrooms, including a lavish primary suite with a spa-inspired ensuite and thoughtfully designed walk-in closet. The lower level is equally impressive, offering a large recreation space, additional bedrooms, and a unique second basement beneath the garage—constructed with a suspended slab and radiant in-floor heating. This extraordinary flex space is ideal for a private gym, studio, workshop, or seasonal storage. Every detail in this residence speaks to its superior craftsmanship and design integrity—offering understated luxury in one of Calgary's most desirable neighbourhoods. This is a rare opportunity to acquire a truly one-of-a-kind home in Elboya—where architectural pedigree meets lifestyle excellence. (id:6769)

Primary Bedroom 15.92 Ft x 14.67 Ft

Other 6.25 Ft x 4.58 Ft

Other 9.83 Ft x 6.67 Ft

5pc Bathroom 17.42 Ft x 8.67 Ft

Bedroom 12.42 Ft x 11.92 Ft

4pc Bathroom 9.08 Ft x 5.33 Ft

Bedroom 12.42 Ft x 10.42 Ft

Bedroom 12.42 Ft x 11.17 Ft

5pc Bathroom 12.42 Ft x 8.42 Ft

Family room 16.00 Ft x 13.25 Ft

Recreational, Games room 16.17 Ft x 16.00 Ft

Bedroom 12.08 Ft x 10.83 Ft

Bedroom 12.00 Ft x 12.00 Ft

4pc Bathroom 11.92 Ft x 8.42 Ft

Recreational, Games room 16.00 Ft x 13.00 Ft

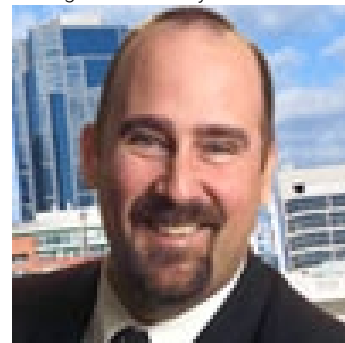
Laundry room 7.50 Ft x 7.17 Ft

2pc Bathroom 7.25 Ft x 2.92 Ft

Furnace 12.00 Ft x 8.83 Ft

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Listing Presented By:



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