

\$3,150,000 - 1131 Dorchester Avenue Sw, Calgary

MLS® #A2202567

\$3,150,000

4 Bedroom, 5.00 Bathroom, 3,678 sqft
Residential on 0.14 Acres

Upper Mount Royal, Calgary, Alberta

Open House Saturday/Sunday April 5/6
1:00-3:00 Situated in Calgary's prestigious Mount Royal community, this European-inspired home spans over 4,400 sq. ft. of sophisticated living space, complete with a four-car attached garage. A heated driveway, framed by towering columnar aspen trees offers an impressive entrance. The design blends classic European style with modern convenience and quality craftsmanship.

Inside, the main floor is thoughtfully laid out, starting with a spacious office featuring custom crafted shelving and large windows. The formal living room, with coffered ceilings, intricate moldings, and a sleek modern fireplace, creates a welcoming yet refined atmosphere. The adjacent dining room is flooded with natural light, thanks to a wall of windows, and features a fireplace and a striking chandelier. Hardwood floors extend throughout all levels of the home, adding warmth and elegance.

The chef's kitchen is a standout, offering professional-grade appliances seamlessly integrated into custom cabinetry. It includes dual dishwashers, a 6-burner Dacor stove with double ovens, and a Sub-Zero refrigerator. The large central island, illuminated by two dramatic chandeliers, combines style with function. A cozy kitchen nook looks out to a south-facing deck and



beautifully landscaped yard with rock walls, a waterfall, a built-in barbecue, and a fireplace. Adjacent to the kitchen, the family room offers a relaxing space with a fireplace and custom shelving.

The grand staircase leads upstairs to the master suite, which spans the rear of the home. South-facing windows and skylights bathe the room in natural light throughout the day. A private lounge area overlooks the backyard and flows into a luxurious 5-piece ensuite with a multi-function shower and steam room. The walk-in dressing room includes custom his-and-hers closets. Two additional generously-sized bedrooms, each with an ensuite, offer privacy and comfort.

The lower level is made for entertaining, with a recreation room, a custom entertainment center, a wet bar with dual wine fridges, a wine cellar, and an additional bedroom with a full bath.

Additional highlights include a heated garage, driveway, and stairs for added convenience. The home features 10-foot ceilings, 8-foot solid doors, and 8 skylights throughout, filling the home with natural light. Custom millwork and dual central staircases further demonstrate the attention to detail.

Modern amenities include air conditioning, water filtration, electric blinds, and a central vacuum system.

Located in the heart of Mount Royal, this home offers easy access to top schools, fine dining, shopping, parks, and the exclusive Glencoe Club. Combining luxury, design, and convenience, this property provides a rare opportunity to live in one of Calgary's most coveted neighborhoods.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202567 |
| Price | \$3,150,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,678 |
| Acres | 0.14 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 1131 Dorchester Avenue Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1B1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Heated Driveway, Heated Garage, Oversized, Quad or More Attached, Tandem |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Steam Room, Storage, Track Lighting, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances | Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Gas Cooktop, Microwave, Washer/Dryer, Window Coverings |

| | |
|-----------------|--|
| Heating | Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Hot Water, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Built-in Barbecue, Garden, Private Entrance, Private Yard |
| Lot Description | Back Yard, City Lot, Front Yard, Garden, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 36 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.