

\$2,399,900 - 1131 Lansdowne Avenue Sw, Calgary

MLS® #A2231995

\$2,399,900

4 Bedroom, 4.00 Bathroom, 3,057 sqft

Residential on 0.14 Acres

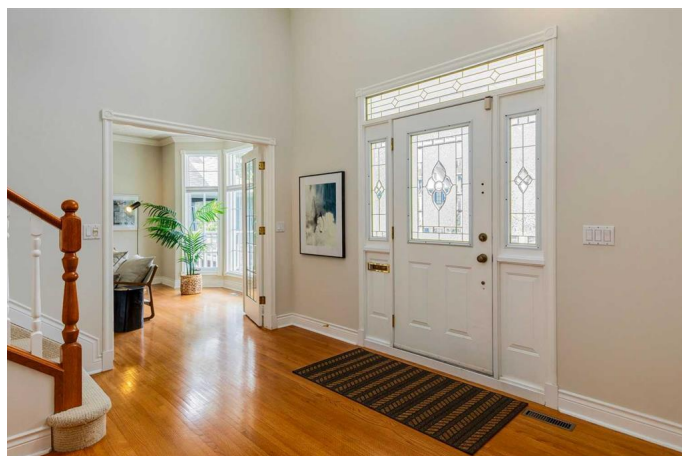
Elbow Park, Calgary, Alberta

Backing the Britannia Ridge with a beautiful private lot in desirable Riverdale/Lansdowne neighborhood. This 2 story 4 bedroom home offers a fabulous layout for family life + entertaining. The curb appeal with front veranda is a welcoming approach to the home. Enter to a two story entrance with loads of light, 9 foot ceilings, hardwood flooring + neutral decor. Immediately off the entrance is a main floor office/flex room. The living room (with gas fireplace) + dining rooms are the perfect size for gatherings. Very spacious kitchen with loads of cabinetry + counter space as well as pantry + roomy breakfast nook which overlooks the beautiful backyard. The family room is off the kitchen + offers a wood burning fireplace with dumb waiter to the garage for the firewood storage. Four large bedrooms upstairs as well as a laundry room; the primary bedroom is very large with sitting area, 4 piece ensuite bath + walk in closet + a lovely view. The lower level is developed with a family room, full bath, huge storage room + 4 car tandem garage. Steps to Sandy Beach, the river + pathway system + walking distance to excellent schools, the shops of Britannia, Parks + Glencoe.

Built in 1993

Essential Information

| | |
|--------|-------------|
| MLS® # | A2231995 |
| Price | \$2,399,900 |



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,057 |
| Acres | 0.14 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 1131 Lansdowne Avenue Sw |
| Subdivision | Elbow Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 1A4 |

Amenities

| | |
|----------------|-----------------------|
| Parking Spaces | 4 |
| Parking | Quad or More Attached |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Mantle, Raised Hearth, Stone, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Awning(s) |
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, |

| | |
|--------------|--------------------------|
| | Private, Rectangular Lot |
| Roof | Wood |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 48 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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