

\$2,225,000 - 954 Drury Avenue Ne, Calgary

MLS® #A2260941

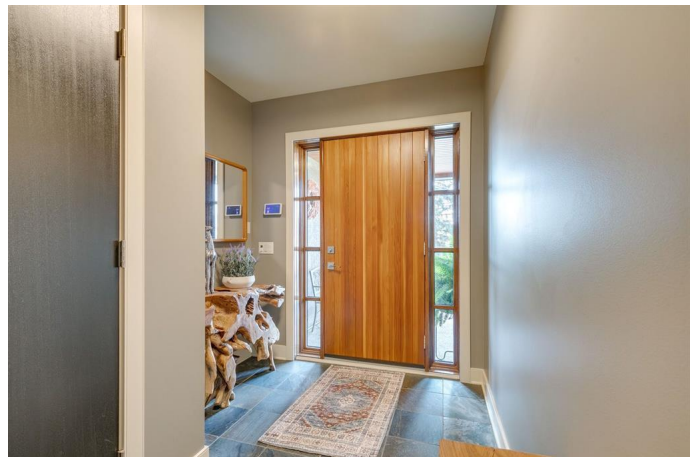
\$2,225,000

4 Bedroom, 5.00 Bathroom, 3,470 sqft
Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Truly one-of-a-kind! This luxurious Bridgeland masterpiece offers over 4,000 sq.ft. of custom-finished living space and a rare opportunity that sets it apart from anything else on the market. Not only does this home feature a FULLY LEGAL SUITE™s also registered for AIRBNB and currently generating impressive annual returns, making it both a dream residence and an incredible investment. The ADDITIONAL PRIVATE STUDIO under the garage offers even more flexibility, making it the perfect space for an at-home business such as a yoga studio, design studio, or creative workspace. From the moment you arrive, the curb appeal and architectural detail will leave a lasting impression. Inside, no expense has been spared—white mahogany floors, German veneer slate, granite with a leather finish, and rich mahogany accents showcase craftsmanship at its finest. The chef-inspired kitchen offers custom mahogany cabinetry, Fisher & Paykel appliances, stainless steel warming drawers, and separate cooking stations designed for both function and elegance.

The master retreat features its own private balcony with million-dollar views, while every level of the home offers sweeping panoramas of downtown Calgary and the mountains. For those working from home, step across the beautifully landscaped yard into your private studio, complete with a stunning work area, kitchenette, office, and full bath. The



lower-level suite is a true highlightâ€”complete with a bedroom, kitchen, laundry, and private terraceâ€”ideal for Airbnb income, extended family, or a mix of both. The backyard is a private oasis, featuring a gorgeous waterfall, full irrigation system for ease, and a spacious deck designed for entertainingâ€”truly a space to relax and unwindâ€”paired with a rare triple-car garage. All this, just steps from the vibrant shops, restaurants, and amenities of Bridgeland. This is more than a homeâ€”itâ€™s a lifestyle, an income generator, and a retreat all in one.

Built in 2001

Essential Information

MLS® #	A2260941
Price	\$2,225,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,470
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	954 Drury Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0M2

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Heated Garage, Triple Garage Detached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garburator, Gas Range, Range Hood, Washer, Water Softener, Window Coverings, Convection Oven, Instant Hot Water, Warming Drawer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.