

# \$4,900,000 - 1307 Baldwin Crescent Sw, Calgary

MLS® #A2262369

**\$4,900,000**

7 Bedroom, 8.00 Bathroom, 5,366 sqft

Residential on 0.28 Acres

Bel-Aire, Calgary, Alberta

Nestled in the highly sought-after community of Bel -Aire, this John Haddon designed expansive estate offers unparalleled luxury, meticulous design, and effortless family or multi-generational living. The home & grounds underwent an extensive renovation and addition in the past few years both inside and out. A circular drive with a water feature sets the tone for a home where every detail has been thoughtfully craftedâ€”from showpiece chandeliers, herringbone patterned hardwood, marble floors to spaces perfectly suited for family, & guests. This home features 6 bedrooms up plus 1 in the basement, each with its own ensuite. The layout is ideal for nanny or mother â€” in law living, with private spaces designed for comfort, privacy and independence. A dramatic front foyer with a spiral staircase makes a striking first impression, opening to a formal dining area and a main-floor office equipped with built-ins, TV, fireplace, and a wet bar with a wine fridge. The living room is flooded with natural light from the floor-to-ceiling windows and centers around a fireplace, offering a welcoming hub for daily living and entertaining. The chefâ€™s kitchen is a true standout, featuring an abundance of cabinetry, a large island, built-in dining nook, built- in dining room hutch wall with prep sink, 2 wall ovens, 2 dishwashers all seamlessly open to the family room where built-ins flank the fireplace and TV. Off the garage is a Mudroom with built in cabinets and a walk-in pantry with a sink, fridge and plenty



of cabinets. Up the grand spiral staircase the primary bedroom is a true retreat with its own fireplace and TV, a vast walk-in closet with custom hanging systems, built-in dressers and a washer and dryer for convenience. The spa-like ensuite offers his-and-hers vanities, a makeup station, a jetted tub, a steam shower with smart controls all ensuring a luxurious daily routine. A few additional stairs lead to 2 upper bedrooms with a full bathroom, ideally suited for a nanny or mother-in-law suite, while the remaining four bedrooms on the upper level all feature their own ensuites and walk-in closets for ample private space. The fully finished lower level expands living areas further with a large family room, a theatre, a glass-enclosed wine room, a sixth bedroom and bathroom, Gym with a TV, extra closet and lots of storage. Out back in the yard is the ultimate of living spaces. The family is sure to enjoy evening movies gathered under cover around the Outdoor TV and fireplace. Never a shortage of activities for the family with an amazing sport court, trampoline, play structure and hot tub. While the kids are busy the adults will enjoy the outdoor kitchen featuring a wine fridge, sink, Built in BBQ and Pizza Oven. Bel-Aire is a centrally located community next to the Calgary Golf and Country Club, close to schools, shopping, restaurants, transportation and the Glenmore reservoir and pathways. This a truly rare opportunity in Calgary's luxury real estate market.

Built in 2016

### **Essential Information**

MLS® #	A2262369
Price	\$4,900,000
Bedrooms	7
Bathrooms	8.00
Full Baths	6

Half Baths	2
Square Footage	5,366
Acres	0.28
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	1307 Baldwin Crescent Sw
Subdivision	Bel-Aire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2B7

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Drive
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar, Elevator
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Double Oven, Electric Cooktop, Wine Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Private Yard, Built-in Barbecue, Basketball Court, Barbecue, Covered Courtyard, Outdoor Kitchen
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 8th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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