

\$3,525,000 - 1213 Premier Way Sw, Calgary

MLS® #A2262807

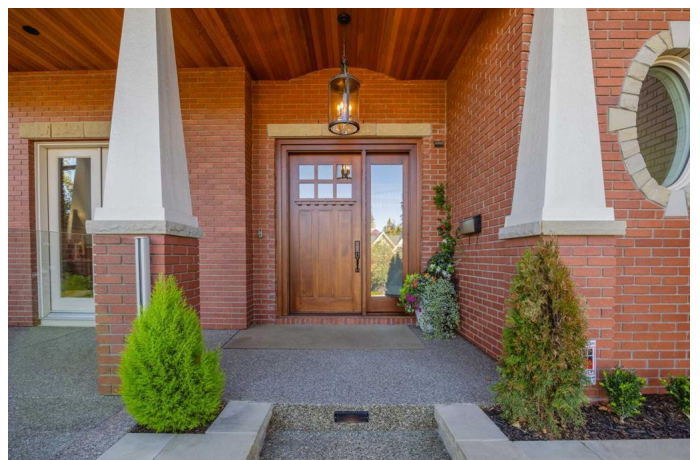
\$3,525,000

4 Bedroom, 5.00 Bathroom, 3,626 sqft

Residential on 0.16 Acres

Upper Mount Royal, Calgary, Alberta

In nearly new condition, this transitional masterpiece in the heart of Mount Royal presents an amazing opportunity for the savvy buyer seeking rare and sought-after features, including an elevator providing seamless access throughout the house and a garage for the car enthusiast, generously sized garaging for 4 cars (can be upped to 6 w/ the addition of a lift). The main floor is designed for day-to-day living, informal gatherings, and entertaining larger numbers in an elegant setting. The spaces consist of a generous foyer, private office and centre hall that leads to a 40' wide "great room" with gas fireplace and Nano glass bifold doors leading to an epic outdoor area with covered patio, wood burning fireplace, built-in BBQ & and much more. The large showstopper island kitchen features the "who's who" of top of the line appliances (Sub-Zero, Wolf, Miele, etc.). The butler's pantry leads to the separate dining room. Upstairs hosts a spectacular primary bedroom suite with vaulted ceilings, 6-piece bath, and a private south balcony, plus 2 more spacious ensuite bedrooms & a huge laundry/craft room/art studio (originally planned to be a 4th bedroom w/ ensuite). The lower level showcases a large media room with wet bar that accommodates a grand piano with ease - ideal for evenings of fun. It also comprises a gym which can be a (4th or 5th) bedroom, and 3-piece bath w/ steam shower. Exterior features include a significant driveway (great for guest parking), sandstone & red



brick, wood tongue & groove eaves, copper troughs & downspouts, and a morning terrace. This property provides easy access to the Glencoe Club, multiple parks, a public library, local outdoor pool and community tennis courts. Within easy walking distance, the commercial amenities and services on nearby 14th Street are in the process of regeneration and provide promise of a High Street in the making!

Built in 2017

Essential Information

MLS® #	A2262807
Price	\$3,525,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,626
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1213 Premier Way Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1L8

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Front Drive, Heated Garage, Private Electric Vehicle Charging Station(s), Oversized, See

	Remarks
# of Garages	4
Interior	
Interior Features	Bar, Bookcases, Chandelier, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Vaulted Ceiling(s), Bidet, Crown Molding, Wood Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Washer, Built-In Gas Range, Freezer
Heating	In Floor, Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Outside
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Barbecue, Covered Courtyard, Outdoor Kitchen
Lot Description	Back Lane, Gentle Sloping, Landscaped, Low Maintenance Landscape, Paved, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.