



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

936 Elizabeth Road SW  
Calgary, Alberta

MLS # A2256128



**\$3,275,000**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Britannia                                                              |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | 4 Level Split                                                          |        |                   |
| Size:     | 2,181 sq.ft.                                                           | Age:   | 1956 (69 yrs old) |
| Beds:     | 4                                                                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Heated Garage, Insulated, Oversized            |        |                   |
| Lot Size: | 0.20 Acre                                                              |        |                   |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Treed |        |                   |

|             |                                      |            |      |
|-------------|--------------------------------------|------------|------|
| Heating:    | In Floor, Forced Air, Natural Gas    | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile               | Sewer:     | -    |
| Roof:       | Flat Torch Membrane, Asphalt Shingle | Condo Fee: | -    |
| Basement:   | Finished, Full                       | LLD:       | -    |
| Exterior:   | Wood Frame                           | Zoning:    | R-CG |
| Foundation: | Poured Concrete                      | Utilities: | -    |

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Nestled in the heart of the highly sought-after Britannia neighbourhood, this completely renovated four-level split, OVER 3900 DEVELOPED SQFT, home is a rare offering &mdash; a true marriage of form and function that stands as a piece of modern art. Inspired by classic mid-century design and reimagined with a contemporary aesthetic, this home has been painstakingly crafted to the highest standards, blending timeless architecture with cutting-edge innovation. In conjunction with Pivot Properties this home was re-envisioned with the help of Mera Studios and Rawlyk Developments.&nbsp; The new exterior featuring new roofing, triple-pane wood frame windows with durable aluminium cladding, and clean, minimalist lines that echo the home&rsquo;s mid-century roots. Step through the TESORO folding glass door system that seamlessly opens to an expansive patio, blurring the lines between indoor and outdoor living &mdash; an entertainer&rsquo;s dream. The front door is its own main feature, LUX door with automatic frosting at the flip of a switch! Inside, the open-concept living space flows effortlessly across four meticulously curated levels. Warm woods, natural textures, and recessed LED lighting create a calm and cohesive ambiance throughout. The kitchen is the heart of the home, equipped with a premium MIELE appliance package, perfect for the discerning home chef. The functionality of this home rivals its beauty. Featuring a 200-amp service panel, ensures peace of mind and long-term efficiency. Comfort is paramount, with HVAC upgrades including a high-efficiency furnace, Lennox dual-zone heating, HRV system, programmable thermostats, air conditioning, and a high-performance hot water recirculating pump. Each bathroom is a spa-inspired retreat, boasting in-floor heat, tiled showers with premium KERDI waterproofing and drain

systems, and sleek modern finishes that balance luxury with durability. The primary ensuite is a serene sanctuary, bathed in natural light, and designed to soothe and rejuvenate. Sound insulation in the lower-level ceilings adds privacy and quietude, making the space ideal for media, guest quarters, or a home office. The home is also future-ready with in-ceiling speaker wiring for an integrated sound system, and a comprehensive security system with both alarm and surveillance cameras. Adding to the value is the brand-new double car garage — a modern structure with a vaulted ceiling, offering ample room for car stacking or loft-style storage. Practical functionality, this garage is a rare feature in such a prestigious inner-city location. This home isn't just a renovation — it's a reinvention. Designed for those who appreciate fine design, seamless technology, and smart living, this property in Britannia is more than just a place to live — it's a lifestyle.