



GRASSROOTS

REALTY GROUP

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**2910 Marquette Street SW
Calgary, Alberta**

MLS # A2297058



\$1,950,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,387 sq.ft.	Age:	1950 (76 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Irregular Lot, Landscaped, Sloped Up, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Set within one of Calgary's most prestigious inner-city enclaves, this remarkable walkout bungalow in Upper Mount Royal offers a rare blend of tranquility, sophistication, and future potential. Nestled on an expansive 1,284 m²; (±1/3 acre) lot, the property is tucked away in an exceptionally private, tree-lined setting - surrounded by mature evergreens and deciduous trees creating a peaceful, retreat-like atmosphere reminiscent of Canmore. Elevated above the street and enveloped in lush greenery, the home captures an abundance of natural light through oversized picture windows, enhancing the bright, airy feel of its approximately 2,650 sq. ft. of thoughtfully updated living space. Designed with both comfort and style in mind, the main level features expansive principal rooms ideal for everyday living and entertaining alike. A grand living room anchored by a gas fireplace showcases sweeping views. The generous dining area opens through French doors onto a sun-drenched, south-facing deck&mdashperfect for seamless indoor-outdoor living. The contemporary kitchen is both functional and striking, appointed with high-gloss cabinetry, designer granite countertops, and premium stainless steel appliances, including a gas range. Rich finishes - solid hardwood, limestone, and slate flooring&mdashflow throughout, adding warmth and timeless elegance. The primary retreat offers serene garden views and a spa-inspired ensuite complete with an oversized glass shower, a deep soaker tub, and refined modern finishes. A versatile den&mdasheasily converted to an additional bedroom&mdashwith direct yard access completes the main floor. The fully developed walkout lower level offers exceptional flexibility for families or guests. It features a spacious family room, three additional bedrooms, an updated three-piece bath, and a well-appointed

laundry room with ample storage. Outdoors, the home continues to impress. The expansive, sun-filled backyard offers multiple private entertaining areas, complemented by a striking curved concrete staircase leading to the rear lane with additional parking. An oversized detached garage with a rooftop deck further enhances the property's unique appeal. Whether you are a growing family, a professional couple seeking an inner-city sanctuary, or a discerning downsizer, this home delivers an unparalleled lifestyle defined by privacy, space, and proximity to Calgary's finest amenities. For developers and investors, the elevated positioning and substantial lot size present a truly exceptional opportunity to create a landmark residence in one of the city's most coveted neighborhoods. Experience a property where privacy, prestige, and development potential.