



GRASSROOTS
REALTY GROUP

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**2706 Marquette Street SW
Calgary, Alberta**

MLS # A2305749



\$1,898,900

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,204 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	5
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Front Yard, Garden, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Closet Organizers, Crown Molding, French Door, Kitchen Island, Open Floorplan, Skylight(s), Steam Room, Storage, Walk-In Closet(s)		
Inclusions:	none		

Welcome to Upper Mount Royal, a charming inner-city community in the heart of Calgary. This prime location offers easy access to top-rated restaurants, trendy cafés, boutique shopping, recreation, and transit—delivering the best of urban living. Situated across from Cartier Park, 2706 Marquette Street SW boasts over 4,500 sq. ft. of beautifully developed living space, featuring 4 bedrooms, 5 bathrooms, a double detached garage, and a spacious, private backyard garden. The home showcases quality craftsmanship throughout, including knockdown ceilings, crown moulding, solid core doors, and hardwood flooring across the main and upper levels. Step inside to a bright and welcoming a spacious 9-foot ceilings livingroom, complete with a cozy fireplace and shuttered windows overlooking the front gardens. The open-concept kitchen is filled with natural light and features a breakfast nook that leads to a sunny deck—perfect for morning coffee or summer entertaining. A formal dining room provides an elegant space for hosting, while a second primary bedroom with a 4-piece ensuite is ideal for guests or multi-generational living. A convenient 3-piece bathroom completes the main level. Upstairs, retreat to the impressive primary suite (20' x 18'), offering a luxurious 6-piece ensuite, walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed walkout basement opens to a private patio and offers exceptional versatility, featuring a large recreation room, home office/entertainment space, den, 4-piece bathroom, and abundant storage. Enjoy proximity to excellent schools such as Earl Grey Elementary and Western Canada High School, as well as nearby amenities like the Glencoe Club, scenic pathways along the Elbow River, and tennis courts at the Mount Royal Community

Association. Whether you're exploring the shops and dining along 17th Avenue or enjoying Calgary's beautiful green spaces, this location truly has it all. paved backlane and is fully paid.