



GRASSROOTS

REALTY GROUP

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**1311 Carlyle Road SW
Calgary, Alberta**

MLS # A2321653



\$2,299,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,430 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Bar fridge X 3.

Completely renovated inside and out by Katra Construction, this exceptional Mid-Century Modern residence in Chinook Park offers just over 3,200 sq.ft. of total finished living space and has been rebuilt with a level of scope rarely seen in the area. The home combines established-community scale, architectural character, and a newly refined contemporary interior by Lush Interiors. The exterior has been fully transformed with low-maintenance composite siding, stone accents, metal detailing, concrete walkways, updated landscaping, new soffits, fascia, eaves, and downspouts. The south-facing backyard has been equally upgraded with a new triple-car detached garage, a new deck off the main living area, and refreshed landscaping. Inside, the main level has been structurally opened to create a bright, connected kitchen, dining, and living space. Two large engineered beams span the home from front to back, allowing for a modern open-plan layout while preserving the strength and character of the original structure. The living room is generously scaled, with a gas fireplace and large triple-pane low-E Lux windows, while the kitchen and dining areas connect directly to the rear deck and south-facing backyard. The upper level offers three bedrooms, including a private primary suite with walk-in closet and a newly finished five-piece ensuite featuring heated floors and a steam shower. Two additional bedrooms and a four-piece bathroom complete the upper floor. The lower level adds a fourth bedroom, family room/flex space with direct separate outdoor access, two additional full bathrooms, laundry room, and mudroom, creating excellent separation and flexibility for family living, guests, or work-from-home needs. The finished basement provides additional recreation space with a bar, second fireplace, and a large finished gym space with a 10mm glass wall. The

renovation extends well beyond cosmetics. The home includes all new electrical, new panels in both the house and garage, 200-amp service run to the garage and trenched back to the house, all new plumbing, and all new HVAC, complete with a two-zone furnace system. Additional updates include solid-core interior doors, new hardwood flooring, new carpet with upgraded underlay in the basement, and in-floor heat in the ensuite, laundry room, and powder room. Set on a 7,308 sq.ft. south-facing lot, the property offers mature-community privacy, outdoor living space, and a rare amount of usable yard in one of Calgary's most desirable southwest neighbourhoods. The result is a clean, modernized interpretation of the home's Mid-Century roots, with strong lines, substantial glazing, and a material palette that feels both current and timeless. Chinook Park is known for its wide streets, large lots, strong community feel, and exceptional access to Glenmore Trail, Elbow Drive, Heritage Drive, 14 Street SW, Chinook Centre, Glenmore Landing, Heritage Park, the Glenmore Reservoir, schools, parks, pathways, tennis, rinks and pickleball courts.