



GRASSROOTS
REALTY GROUP

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601 Madison Avenue SW
Calgary, Alberta

MLS # A2340061



\$3,990,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,495 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: appliance package to be determined by buyer and builder

Perfectly positioned on a private corner lot in the heart of one of Calgary's most coveted inner-city communities, this 57 x 121 ft elevated parcel enjoys a sunny south-facing backyard and comes with an approved development permit — ready for immediate execution. This architecturally distinguished two-storey residence, complete with private elevator, marks the second luxury collaboration from an exceptional team: Timeless Developments, Smith Erickson, and Reverie Design — a partnership renowned for uncompromising craftsmanship and refined design sensibility. Ideally situated moments from the scenic Elbow River pathways and Stanley Park, this address offers effortless access to the boutiques and dining of Britannia Plaza, along with proximity to some of the city's most highly regarded schools. It is a rare convergence of privacy, prestige, and walkable inner-city convenience. For the discerning buyer seeking a true custom-built luxury home — one where every design detail can be curated to reflect your personal vision — this is an unparalleled opportunity to build something truly your own, in a setting few properties can rival.