



**GRASSROOTS**  
REALTY GROUP

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**936 Elizabeth Road SW**  
**Calgary, Alberta**

**MLS # A2211460**



**\$3,375,000**

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

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