

1108 Bellevue Avenue SE
Calgary, Alberta

MLS # A2333799



\$1,980,000

Division:	Ramsay		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,097 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, See Re		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Wood, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	NONE		

OPEN HOUSE, SATURDAY AUG 29 from 1 to 3 PM. Breathtaking city views and exceptional inner-city living in the heart of Ramsay. ** Inspired by the warmth and romance of a Tuscan villa, this custom-built estate offers over 4,600 sq. ft. of beautifully designed living space across four levels. Ideally located within walking distance of river pathways, parks, the Stampede Grounds and downtown Calgary, this remarkable home offers a private sanctuary just minutes from the energy of the city. Cast iron stairs lead to a full-width front porch and charming alcove entrance, where a secure gated entry provides an added sense of privacy. Inside, the chef's kitchen is designed for both everyday living and entertaining, featuring premium appliances, a generous island, built-in pantry and sun-filled breakfast nook. The dining area captures impressive city views, while just a few steps down, the dramatic mezzanine living room is warmed by a wood-burning fireplace crowned by a striking bronze hood. Doors open to a heated deck with adjustable louvers, creating a seamless indoor-outdoor space for Calgary's changing seasons. The entire top floor is dedicated to an extraordinary primary retreat. Enjoy panoramic skyline views, a private balcony, two-sided fireplace, cozy reading nook, dedicated office space and a spa-inspired ensuite with steam shower and heated bench. The lower level features two private bedrooms, each with its own ensuite, offering wonderful comfort for family or guests. The fully developed walkout basement is made for entertaining, with a wet bar, gated wine cellar and tasting room, spacious recreation area and direct access to a terraced courtyard. A large home gym provides additional flexibility and could easily be converted into another bedroom. Outside, the villa-inspired stone garden is a private urban escape. An elegant archway,

wood-burning fireplace, outdoor kitchen and handcrafted pizza oven create an incredible setting for summer evenings, intimate dinners and memorable garden parties. Additional features include two laundry areas, two wood-burning fireplaces, a gas fireplace in the primary, a custom home gym, heated triple garage with mudroom access, in-floor heating, powerful 9-ton A/C system, exterior double spiral staircase, smart security, built-in sound and updated mechanical systems, including a boiler replaced in 2024. More than a home, this is an exceptional lifestyle property offering warmth, privacy, character and unforgettable city views in one of Calgary's most vibrant inner-city communities. **Book your private showing and experience it for yourself. *Some rooms have been virtually staged.