\$2,399,900 - 1131 Lansdowne Avenue Sw, Calgary

MLS® #A2231995

\$2,399,900

4 Bedroom, 4.00 Bathroom, 3,057 sqft Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Backing the Britannia Ridge with a beautiful private lot in desirable Riverdale/Lansdowne neighborhood. This 2 story 4 bedroom home offers a fabulous layout for family life + entertaining. The curb appeal with front veranda is a welcoming approach to the home. Enter to a two story entrance with loads of light, 9 foot ceilings, hardwood flooring + neutral decor. Immediately off the entrance is a main floor office/flex room. The living room (with gas fireplace) + dining rooms are the perfect size for gatherings. Very spacious kitchen with loads of cabinetry + counter space as well as pantry + roomy breakfast nook which overlooks the beautiful backyard. The family room is off the kitchen + offers a wood burning fireplace with dumb waiter to the garage for the firewood storage. Four large bedrooms upstairs as well as a laundry room; the primary bedroom is very large with sitting area, 4 piece ensuite bath + walk in closet + a lovely view. The lower level is developed with a family room, full bath, huge storage room + 4 car tandem garage. Steps to Sandy Beach, the river + pathway system + walking distance to excellent schools, the shops of Britannia, Parks + Glencoe.







Built in 1993

Essential Information

MLS® # A2231995 Price \$2,399,900 Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 3,057

Acres 0.14

Year Built 1993

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 1131 Lansdowne Avenue Sw

Subdivision Elbow Park

City Calgary

County Calgary

Province Alberta

Postal Code T2S 1A4

Amenities

Parking Spaces 4

Parking Quad or More Attached

Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, High Ceilings,

Kitchen Island, Pantry, Vaulted Ceiling(s), Bookcases

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator,

Washer, Window Coverings, Double Oven

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Mantle, Wood Burning, Raised Hearth, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Awning(s)

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind,

Private, Rectangular Lot

Roof Wood

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 38

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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