

# \$4,999,999 - 1114 Talon Avenue Sw, Calgary

MLS® #A2195967

**\$4,999,999**

4 Bedroom, 6.00 Bathroom, 4,090 sqft

Residential on 0.17 Acres

Upper Mount Royal, Calgary, Alberta

Introducing Charlotte â€“ an unparalleled Hamptons-style estate nestled on Mount Royal's most coveted tree-lined street, directly across from Talon Park. Built by the acclaimed Trickle Creek Homes, this architectural masterpiece harmonizes style, functionality, and serenity. With 5,590 square feet of luxurious living space, Charlotte features four bedrooms, with the option for a fifth, setting a new standard for elegance. Step inside and be greeted by soaring 10-foot ceilings, light oak hardwood floors, and an abundance of natural light pouring through expansive windows. Thoughtfully designed built-ins, designer fixtures, and exquisite wall treatments elevate the aesthetic, creating a refined atmosphere of luxury. The kitchen is both a showpiece and a functional hub, boasting premium Wolf and Sub-Zero appliances, a built-in coffee bar, a wine wall, and a sleek quartzite island â€“ perfect for both daily living and grand entertaining. Adjacent to the kitchen, the formal dining room with a built-in buffet and cozy living room with a wood-burning fireplace offer seamless spaces for connection. Outdoors, a year-round covered patio invites you to entertain in style, showcasing phantom screens and recessed heaters while another patio at the front of the home offers additional outdoor living space with unparalleled views of Talon Park. Upstairs, the primary suite is an oasis of luxury, featuring a spa-like en-suite, dual walk-in closets, and a private office with access to a rooftop patio



offering stunning park views. The fully finished basement is designed for family entertainment, with a games area, gym, and home spa complete with a sauna. A guest bedroom with an en-suite ensures privacy and comfort for visitors or teenagers. The heated triple garage provides convenient indoor parking. Located near top-rated schools, parks, the Glencoe Club, and shopping, Mount Royal is a prestigious neighbourhood that epitomizes refined inner-city living. Estimated completion is Fall 2025.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195967    |
| Price          | \$4,999,999 |
| Bedrooms       | 4           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 4,090       |
| Acres          | 0.17        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1114 Talon Avenue Sw |
| Subdivision | Upper Mount Royal    |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 1G1              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

Parking Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Chandelier  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning, Great Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Other  
Lot Description Back Yard, Front Yard, See Remarks  
Roof Asphalt Shingle  
Construction Brick, Composite Siding, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 26  
Zoning R-C1

### Listing Details

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.