

# \$6,000,000 - 2906 Marquette Street Sw, Calgary

MLS® #A2228006

**\$6,000,000**

4 Bedroom, 6.00 Bathroom, 5,289 sqft

Residential on 0.22 Acres

Upper Mount Royal, Calgary, Alberta

OPEN HOUSE SAT JULY 12 1-3 Welcome to an unparalleled masterpiece in Upper Mount Royal, proudly overlooking the serene beauty of Cartier Park. This is more than a home; it's a statement of exquisite taste and refined living, where over 7,000 sq ft of developed space seamlessly blends style, sophistication, and luxurious amenities. Step into a realm of exclusive privacy and security, beginning with a rare geothermal heating system that extends to the front stairs, and walkway. Inside, discover a grand layout featuring 4 bedrooms plus a versatile flex room, 5 full baths, 2 half baths, and the convenience of an elevator. Architectural brilliance shines through with 10ft+ vaulted and barreled ceilings, complemented by rich oak, marble, and porcelain tile flooring. This is a true Smart Home, offering integrated control over security, heating, lighting, sound systems, TVs, camera surveillance. The welcoming front entrance opens to a dramatic free-standing staircase leading to the main floor's expansive living room, boasting sweeping park views and a double-sided gas fireplace shared with a cozy family room. The family room extends to a sunny west-facing patio, flowing into an ultra-modern kitchen equipped with top-tier Miele and Sub-Zero appliances, granite countertops, lacquered cabinets, an island with a pop-up TV, and two butler's pantries. The formal dining room invites grand entertaining, opening onto a patio with an outdoor kitchen and a stunning water feature.



The main floor primary suite is a private sanctuary, featuring a spa-like ensuite with a steam shower, dual sinks, a large walk-in closet, and a vanity with a behind-mirror TV. A second main floor bedroom with ensuite, a spacious laundry room, and an elegant powder room with an under-lit onyx countertop complete this level. The upper floor reveals two more generous bedrooms, each with an ensuite, alongside a large, naturally lit bonus room. Descend to the first floor to find an impressive, park-view gym, a Swim-in-Place lap pool with an underwater treadmill, a steam room, and a changing room. Entertainment awaits in the state-of-the-art theatre, boasting 5G projection, 15 plush recliners, a wet bar with a U-line fridge, and a dedicated A/V security room. This level also includes a large, productive office space. The lower floor is a connoisseur's dream, featuring an air-conditioned, humidified wine room and direct access to a 5-car garage with a power rotating platform, a Tesla electric car charger, ample recreational vehicle parking, and even a convenient dog wash. Additional luxuries include hot water on-demand with two storage tanks, a soft water system, and sun-protective automatic awnings on the back patio and front balcony. The back yard is enhanced by a 3-burner BBQ with gas side burners and elegant waterfall. This is a truly one-of-a-kind home in one of Calgary's most prestigious communities. Its incredible location offers access to designated schools, trendy 17th Ave and ease of access to downtown.

Built in 2009

**Essential Information**

MLS® #	A2228006
Price	\$6,000,000
Bedrooms	4

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,289
Acres	0.22
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	2906 Marquette Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E3

### Amenities

Parking Spaces	6
Parking	Alley Access, Driveway, Quad or More Attached, Additional Parking

### Interior

Interior Features	Bar, Built-in Features, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Freezer, Oven-Built-In, Convection Oven, Induction Cooktop
Heating	Geothermal
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Awning(s), Built-in Barbecue
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Lot Description	Back Lane, Back Yard, Front Yard, Waterfall
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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