

\$2,650,000 - 420 49 Avenue Sw, Calgary

MLS® #A2253807

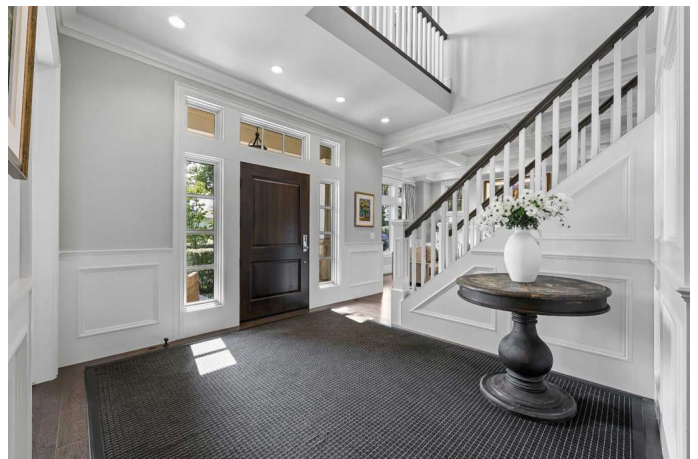
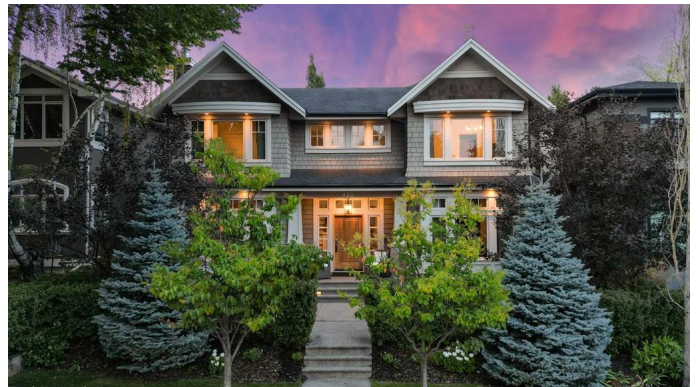
\$2,650,000

6 Bedroom, 6.00 Bathroom, 3,617 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Exquisite Custom Home in the Heart of Elboya. Welcome to an unparalleled offering in the prestigious community of Elboya—an architecturally significant, custom-built residence that seamlessly blends timeless elegance with modern sophistication. Designed by renowned Vancouver architect Alex Voth in collaboration with esteemed interior designer Paul Lavoie, this masterfully curated home showcases over 5,200 sq ft of luxurious living space across three levels. Set on an expansive lot just minutes from downtown Calgary and steps from the shops and amenities of Britannia, this property offers the rare combination of inner-city convenience and refined residential living. From the moment you enter, you are greeted by a classic centre hall plan that exudes elegance and balance. The formal living and dining rooms are perfect for entertaining, while the light-filled office near the entry provides a serene workspace. At the heart of the home lies a chef's kitchen featuring premium appliances, bespoke cabinetry, and luxurious finishes—flowing seamlessly into a warm and inviting family room. The upper level hosts four generously sized bedrooms, including a lavish primary suite with a spa-inspired ensuite and thoughtfully designed walk-in closet. The lower level is equally impressive, offering a large recreation space, additional bedrooms, and a unique second basement beneath the garage—constructed with a suspended slab and radiant in-floor heating. This extraordinary



flex space is ideal for a private gym, studio, workshop, or seasonal storage. Every detail in this residence speaks to its superior craftsmanship and design integrity—offering understated luxury in one of Calgary’s most desirable neighbourhoods. This is a rare opportunity to acquire a truly one-of-a-kind home in Elboya—where architectural pedigree meets lifestyle excellence.

Built in 2010

Essential Information

MLS® #	A2253807
Price	\$2,650,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,617
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	420 49 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1G2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Dry Bar, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Appliances
Heating	Boiler, Central, High Efficiency, In Floor, Forced Air, Natural Gas, Wood, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Living Room, Mantle, Wood Burning, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Covered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Shingle Siding, Stone, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	53
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.