

# \$4,798,900 - 1114 Talon Avenue Sw, Calgary

MLS® #A2195967

**\$4,798,900**

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	\$4,798,900
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
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Parking Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Built-in Features, 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 Composite Siding, Stucco, Brick  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 64  
Zoning R-C1

### Listing Details

Listing Office Sotheby's International Realty Canada

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