

# \$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 – 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 – 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
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Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
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	Great Room, Wood Burning
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	40
Zoning	R-C1

## Listing Details

Listing Office	Sotheby's International Realty Canada
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