

\$3,250,000 - 3207 Alfege Street Sw, Calgary

MLS® #A2264060

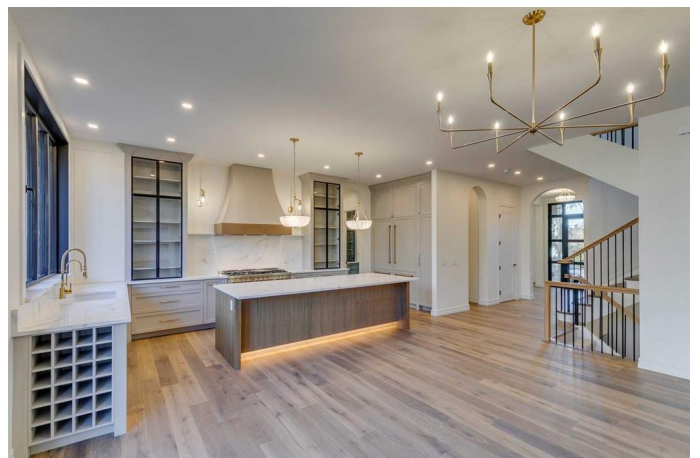
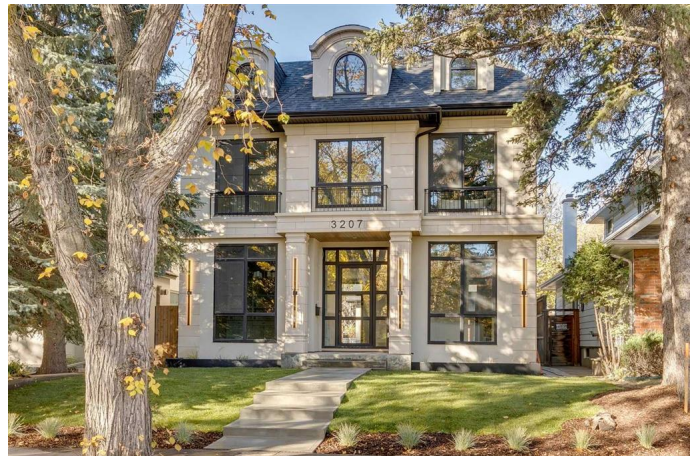
\$3,250,000

4 Bedroom, 5.00 Bathroom, 2,971 sqft

Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

Sen Homes presents a stunning new estate home in the prestigious community of Upper Mount Royal, crafted to the highest standards and ready for occupancy. WITH 4,383 sq.ft. of meticulously developed living space, this home features three spacious upstairs bedrooms, each with walk-in closets and luxurious en-suites equipped with heated floors; the primary suite includes a steam shower and dedicated makeup counter. The main floor is thoughtfully designed with a custom mudroom, butler's pantry, private office, formal dining room, and an open-concept kitchen and living area. White oak hardwood flooring spans the main and upper levels, with hardwood accents continuing into the basement. Premium finishes include solid core doors and extensive custom millwork such as office built-ins and a coffee station in the primary suite. The fully developed lower level boasts a gym, an additional bedroom, a full bathroom, smart strand silk carpet and a generous recreation area complete with a stunning wet bar. Noteworthy highlights include European-style black-framed tilt-and-turn windows, in-floor heating in the basement, elegant architectural arches, updated hardware throughout, and more. Situated on a quiet, tree-lined street with a sunny west-facing backyard, the outdoor space includes a large deck with two gas lines (for BBQ and fire table/heater) and an oversized double garage that is insulated, drywalled, painted, & heated—this home is the epitome of luxury and function in one of



Calgary’s most sought-after neighborhoods.

Built in 2025

Essential Information

MLS® #	A2264060
Price	\$3,250,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,971
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3207 Alfege Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3S4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Bar Fridge
Heating	Forced Air
Cooling	Rough-In

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.