

# \$3,450,000 - 1227 Lansdowne Avenue Sw, Calgary

MLS® #A2218927

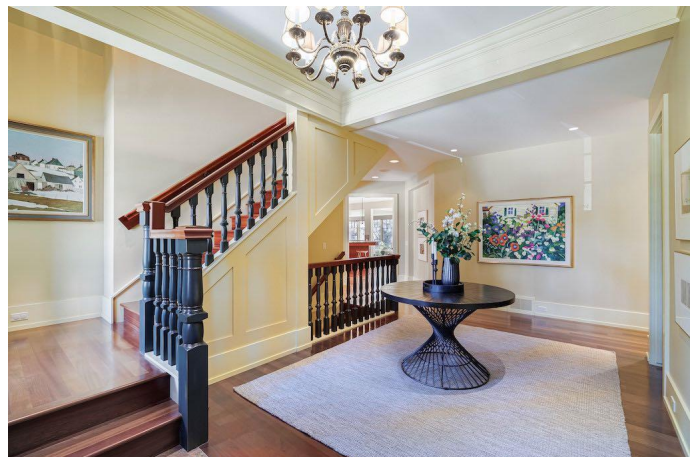
**\$3,450,000**

4 Bedroom, 5.00 Bathroom, 4,031 sqft

Residential on 0.19 Acres

Elbow Park, Calgary, Alberta

Welcome to 1227 Lansdowne Avenue SW—a timeless, traditional family residence that exudes warmth, craftsmanship, and a sense of enduring quality that’s hard to find today. Nestled on a quiet cul-de-sac with 70 feet of frontage and backing onto private, secure green space, this home is tucked away for ultimate tranquility while still being just steps from River Park, walking paths, and all the amenities you could ask for. Designed by the renowned John Haddon, this residence is a true hidden gem. Set on one of Calgary’s most sought-after streets, it offers complete privacy, exceptional craftsmanship, and an irreplaceable setting surrounded by nature and an off-leash park just a minute away. With over 5,200 square feet of beautifully finished living space, this home provides the flexibility and scale for both everyday family living and unforgettable entertaining. The south-facing backyard is a serene retreat, featuring a waterfall, rock garden, mature landscaping, and an irrigation system that keeps the grounds lush and vibrant—an oasis that feels far removed from the bustle of the city. Inside, no detail has been overlooked. Rich Brazilian cherry hardwood floors, 9’ and 10’ ceilings, solid wood doors, in-floor heating in all three upstairs bathrooms (plus the primary closet and shower), and radiant heated basement floors all speak to the level of quality throughout. Premium touches include Kohler and Rubinet plumbing fixtures and Baldwin hardware. The kitchen is both



functional and elegant, crafted for chefs and entertainers alike. It features solid wood cabinetry, extra-thick granite countertops, Sub-Zero refrigeration, double wall ovens, built-in fridge drawers, a Miele dishwasher, and an Ultraline gas cooktop with grill—all while overlooking the tranquil, park-like backyard. Spaces are designed for both connection and quiet reflection. A charming garden room finished in reclaimed Chicago brick with skylights provides a bright and cozy nook just off the kitchen. The great room is anchored by a reclaimed Douglas fir entertainment center and built-in cabinetry, while two lichen rock wood-burning fireplaces with gas starters (in the great room and office) and a third gas fireplace in the living room bring warmth and comfort throughout. Upstairs, you'll find four generously sized bedrooms—each with built-in shelving and custom cubbies—three full slate-floored bathrooms, a convenient laundry room, and a computer loft for work or study. The finished basement adds even more flexibility, with a bathroom already plumbed for a shower or tub, creating a perfect opportunity for a nanny suite or private guest retreat. A rare mid-block, attached four-car heated garage with Vacu-Flo completes the home. And importantly, this property has never flooded—providing peace of mind along with its exceptional features. A rare blend of timeless design, thoughtful details, and an unbeatable location, this is more than a house—it's a home meant to be experienced

Built in 2002

### **Essential Information**

MLS® #	A2218927
Price	\$3,450,000
Bedrooms	4

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,031
Acres	0.19
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1227 Lansdowne Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A4

### Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Faces Front, Quad or More Attached, Tandem
# of Garages	4

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, City Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	72
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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