

# \$3,525,000 - 1213 Premier Way Sw, Calgary

MLS® #A2262807

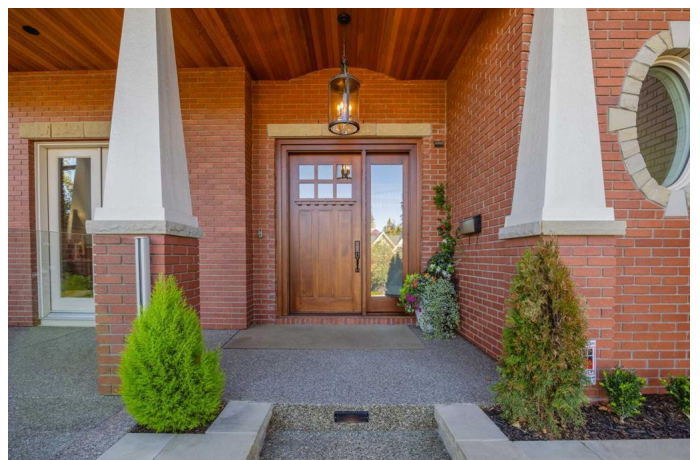
**\$3,525,000**

4 Bedroom, 5.00 Bathroom, 3,626 sqft

Residential on 0.16 Acres

Upper Mount Royal, Calgary, Alberta

In nearly new condition, this transitional masterpiece in the heart of Mount Royal presents an amazing opportunity for the savvy buyer seeking rare and sought-after features, including an elevator providing seamless access throughout the house and a garage for the car enthusiast, generously sized garaging for 4 cars (can be upped to 6 w/ the addition of a lift). The main floor is designed for day-to-day living, informal gatherings, and entertaining larger numbers in an elegant setting. The spaces consist of a generous foyer, private office and centre hall that leads to a 40' wide "great room" with gas fireplace and Nano glass bifold doors leading to an epic outdoor area with covered patio, wood burning fireplace, built-in BBQ & and much more. The large showstopper island kitchen features the "who's who" of top of the line appliances (Sub-Zero, Wolf, Miele, etc.). The butler's pantry leads to the separate dining room. Upstairs hosts a spectacular primary bedroom suite with vaulted ceilings, 6-piece bath, and a private south balcony, plus 2 more spacious ensuite bedrooms & a huge laundry/craft room/art studio (originally planned to be a 4th bedroom w/ ensuite). The lower level showcases a large media room with wet bar that accommodates a grand piano with ease - ideal for evenings of fun. It also comprises a gym which can be a (4th or 5th) bedroom, and 3-piece bath w/ steam shower. Exterior features include a significant driveway (great for guest parking), sandstone & red



brick, wood tongue & groove eaves, copper troughs & downspouts, and a morning terrace. This property provides easy access to the Glencoe Club, multiple parks, a public library, local outdoor pool and community tennis courts. Within easy walking distance, the commercial amenities and services on nearby 14th Street are in the process of regeneration and provide promise of a High Street in the making!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262807    |
| Price          | \$3,525,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,626       |
| Acres          | 0.16        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1213 Premier Way Sw |
| Subdivision | Upper Mount Royal   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2T 1L8             |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                        |
| Parking        | Double Garage Attached, Double Garage Detached, Front Drive, Heated Garage, Private Electric Vehicle Charging Station(s), Oversized, See |

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | Remarks                                                                                                                                                                                                                                       |
| # of Garages      | 4                                                                                                                                                                                                                                             |
| <b>Interior</b>   |                                                                                                                                                                                                                                               |
| Interior Features | Bar, Bookcases, Chandelier, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Vaulted Ceiling(s), Bidet, Crown Molding, Wood Windows |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Washer, Built-In Gas Range, Freezer                                                                                                                                       |
| Heating           | In Floor, Forced Air, Natural Gas, Central                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Wood Burning, Outside                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Full                                                                                                                                                                                                                                          |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Barbecue, Covered Courtyard, Outdoor Kitchen                             |
| Lot Description   | Back Lane, Gentle Sloping, Landscaped, Low Maintenance Landscape, Paved, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Brick, Stone, Stucco, Wood Frame, Cedar                                                         |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-CG               |

## Listing Details

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

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