

# \$1,750,000 - 2118 Hope Street Sw, Calgary

MLS® #A2214571

**\$1,750,000**

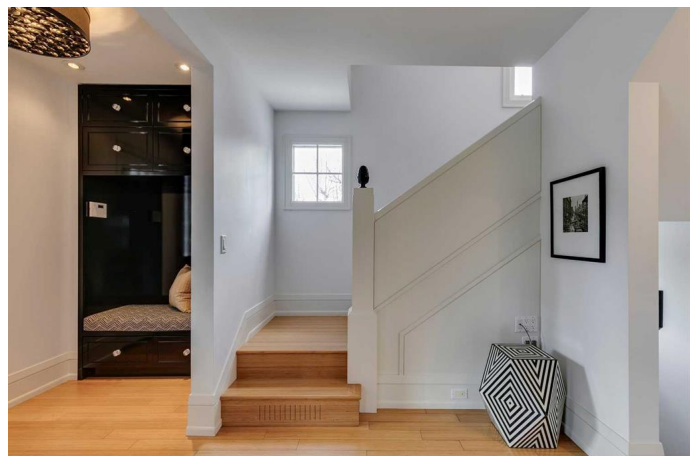
4 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 0.12 Acres

Upper Mount Royal, Calgary, Alberta

\*Open House Saturday April 26 from 2:30 - 4pm\* Expertly renovated, this sophisticated Mount Royal residence offers over 3,000 sq ft of elevated living space + on a beautiful lot with city views that backs directly onto a park.

The thoughtful layout includes an elegant living room with a wood-burning fireplace + stone surround. The designer gourmet kitchen in high-gloss with professional appliances + open to a lovely informal dining lounge which is comfortable for large groups or casual dining. A gallery-inspired vaulted family room is absolutely stunning + everyone's favorite space with floor-to-ceiling glass + opens to a large entertaining terrace and a beautifully landscaped backyard. The main floor also offers an office with dual working spaces. Upstairs, there are three spacious bedrooms with custom closets and a luxurious, hotel-style marble bathroom. The lower level offers heated stone flooring, a stylish entertainment bar, lounge, a 4th bedroom or gym + a full spa-like bath. All this, just steps from top schools, parks, restaurants, shops, + downtown. An exceptional home in a prime location—shows 10/10 + is a must-see!



Built in 1925

## Essential Information

MLS® # A2214571

Price \$1,750,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,030       |
| Acres          | 0.12        |
| Year Built     | 1925        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2118 Hope Street Sw |
| Subdivision | Upper Mount Royal   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2S 2H1             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 1                                   |
| Parking        | Front Drive, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s)              |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Wood Burning                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Yard, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | DC               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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