$8,750,000 - 1308 Montreal Avenue Sw, Calgary
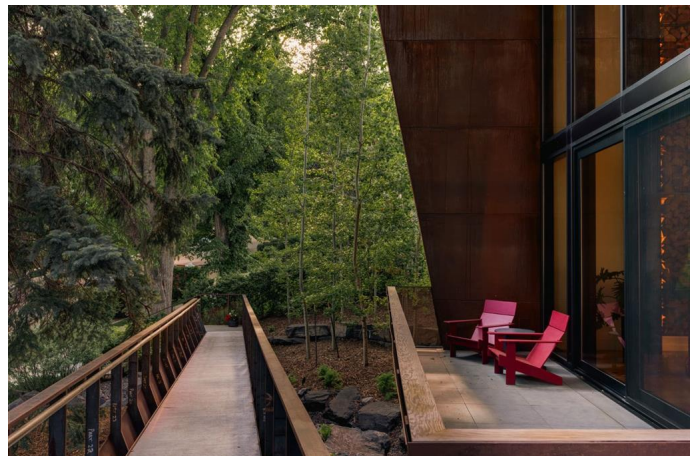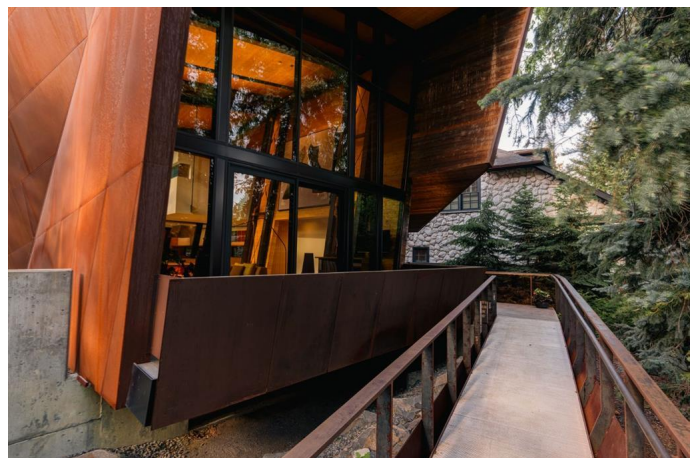
MLS® #A2143121

$8,750,000

5 Bedroom, 4.00 Bathroom, 4,062 sqft
Residential on 0.27 Acres

Upper Mount Royal, Calgary, Alberta

Nestled in Calgary's Mount Royal neighbourhood, Montreal House is a testament to innovative architectural re-imagination. Conceived by renowned Calgary architect Jeremy Sturgess, this home harmonizes with its environment while challenging conventional design. The home features a continuous flow of living spaces that encourage interaction. A series of 18 cantilevered glulam beams provide solar shading for the west-facing windows, supported by a steel structure to prevent uplift. The home's steel frame enables a structural expression that would not have been possible with conventional construction methods. The extensive use of Kayu Batu cladding promises a stunning transformation as the wood weathers to silver, contrasting the evolving Corten steel. Double-height ceilings and carefully situated private areas balance openness and intimacy. The folded carapace roof shields from the east and opens the interior to the western garden, creating an urban courtyard. The narrow, linear form of the house opens to a sunlit western yard, preserving the neighbourhood's character with mature trees on site. The house's layout maximizes privacy with east-facing bedrooms that greet the morning sun and a screened entry set back from the street. The sculptural Corten steel fireplace bridges the indoors and outdoors, reflecting the material's weathering over time. Raw steel and structural CLT panels narrate the

structure's aging in place, poetically contrasting unchanging concrete elements. With subtle steel-to-CLT connections, this precise engineering ensures structural integrity and clean aesthetic lines. Montreal House expresses architectural experimentation and environmental harmony, promising an ever-evolving dialogue between materiality and design.

Awards:
2020 World Architecture Festival, Finalist â€" House & Villa â€" Completed Buildings
2019 Prairie Wood Design Awards, Jury's Choice
2019 Canadian Institute of Steel Construction, Alberta Steel Design Awards of Excellence

Built in 2015

Essential Information

MLS® #	A2143121
Price	$8,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,062
Acres	0.27
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1308 Montreal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 0Z6

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Built-In Freezer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, Courtyard, Outdoor Grill, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Lawn, Irregular Lot, Landscaped, Many Trees, Street Lighting, Native Plants, Private, See Remarks
Roof	Metal
Construction	Concrete, Other, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Days on Market	264
Zoning	R-C1

Listing Details

Listing Office	Charles