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836 Bison Path SE
Calgary, Alberta

MLS # A2316079

$2,750,000

Division:	Ramsay		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,417 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Landscaped, Sloped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	RC-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wet Bar

Inclusions: N/A

Bison Path SE is a rare hidden gem, dramatically built into the eastern slope of Scotsman’s Hill in the heart of the city & unlike anything else available in Calgary. This luxurious, private & meticulously detailed 3 bedroom, architectural home is located just minutes from downtown, the Scotiabank Saddledome, the Calgary Stampede, the boutiques, art galleries, restaurants & cafés of Inglewood, The Confluence Historic Site & Parkland, the Brewery District & the Crossroads Market. Offering the ultimate in privacy & tranquility, Bison Path is a quaint hidden street connecting Bellevue Street with Maggie Street, one of Calgary’s oldest streets & this home feels as though it's tucked away in the countryside, accessed by a secret country lane. Clever site positioning eliminates the need for window coverings while ensuring exceptional privacy from neighboring homes. Situated on a rare 7,003 sf lot with 60 foot frontage, the home’s orientation allows for an abundance of oversized, over-height windows on both the front & rear elevations, flooding the residence with incredible natural light while capturing stunning soaring views from virtually every room. Tall sliding doors off the kitchen & dining areas leading to both an east facing dual aspect terrace & a west facing deck, creating seamless indoor-outdoor living & truly embodying the expression “bringing the outdoors in.” Top quality materials & custom millwork are showcased throughout, while the natural wood exterior cladding blends beautifully into the naturally landscaped setting. Interior finishes include engineered oak hardwood flooring paired with luxurious wool carpeting, while the living room is anchored by a stylish natural wood-burning Stûv fireplace. Currently under construction, thus offering an opportunity for customization. The 1011 sf entry level

remains a blank slate ready to suit your lifestyle needs, as a gym, games room, bedrooms, or a fully permitted legal two bedroom above grade secondary suite subject to City inspection. Families will appreciate the short walk to the local Ramsay Elementary School (K-6), while older children can bike to their designated top-ranked public schools including Rideau Park JH & Western Canada HS, renowned for one of Calgary’s premier IB programs. Pets will love the expansive naturally landscaped backyard, while architecture enthusiasts will appreciate that the home was designed by respected Calgary firm Hindle Architects, developed by Cover Art Developments, the innovative team behind the revitalization of the iconic Black & White Meat & Groceries building. A home of this size, quality & architectural significance rarely becomes available in such an amenity rich location, particularly within one of Calgary’s most historic and sought-after inner-city communities. Take advantage of this exceptional opportunity & request the detailed construction plans, private tour of the 3D model. Projected late 2026 completion. Price does not include finished secondary suite.

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