

**936 Elizabeth Road SW**  
**Calgary, Alberta**

**MLS # A2211460**



**\$3,479,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Britannia  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 2,181 sq.ft.   | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated, Oversized            |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Treed |               |                   |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat Torch Membrane, Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

**OPEN HOUSE WEEKEND!! SATURDAY AND SUNDAY (APRIL 26 and 27) 1:00PM-3:00PM!!** Nestled in the heart of the highly sought-after Britannia neighbourhood, this completely renovated four-level split, OVER 3900 DEVELOPED SQFT, home is a rare offering &mdash; a true marriage of form and function that stands as a piece of modern art. Inspired by classic mid-century design and reimagined with a contemporary aesthetic, this home has been painstakingly crafted to the highest standards, blending timeless architecture with cutting-edge innovation. In conjunction with Pivot Properties this home was re-envisioned with the help of Mera Studios and Rawlyk Developments.&nbsp; The new exterior featuring new roofing, triple-pane wood frame windows with durable aluminium cladding, and clean, minimalist lines that echo the home&rsquo;s mid-century roots. Step through the TESORO folding glass door system that seamlessly opens to an expansive patio, blurring the lines between indoor and outdoor living &mdash; an entertainer&rsquo;s dream. The front door is its own main feature, LUX door with automatic frosting at the flip of a switch! Inside, the open-concept living space flows effortlessly across four meticulously curated levels. Warm woods, natural textures, and recessed LED lighting create a calm and cohesive ambiance throughout. The kitchen is the heart of the home, equipped with a premium MIELE appliance package, perfect for the discerning home chef. The functionality of this home rivals its beauty. Featuring a 200-amp service panel, ensures peace of mind and long-term efficiency. Comfort is paramount, with HVAC upgrades including a high-efficiency furnace, Lennox dual-zone heating, HRV system, programmable thermostats, air conditioning, and a high-performance hot water recirculating pump. Each bathroom is a

spa-inspired retreat, boasting in-floor heat, tiled showers with premium KERDI waterproofing and drain systems, and sleek modern finishes that balance luxury with durability. The primary ensuite is a serene sanctuary, bathed in natural light, and designed to soothe and rejuvenate. Sound insulation in the lower-level ceilings adds privacy and quietude, making the space ideal for media, guest quarters, or a home office. The home is also future-ready with in-ceiling speaker wiring for an integrated sound system, and a comprehensive security system with both alarm and surveillance cameras. Adding to the value is the brand-new double car garage &mdash; a modern structure with a vaulted ceiling, offering ample room for car stacking or loft-style storage. Practical functionality, this garage is a rare feature in such a prestigious inner-city location. This home isn't just a renovation &mdash; it's a reinvention. Designed for those who appreciate fine design, seamless technology, and smart living, this property in Britannia is more than just a place to live &mdash; it's a lifestyle.