

# \$3,199,900 - 1108 Bellevue Avenue Se, Calgary

MLS® #A2215458

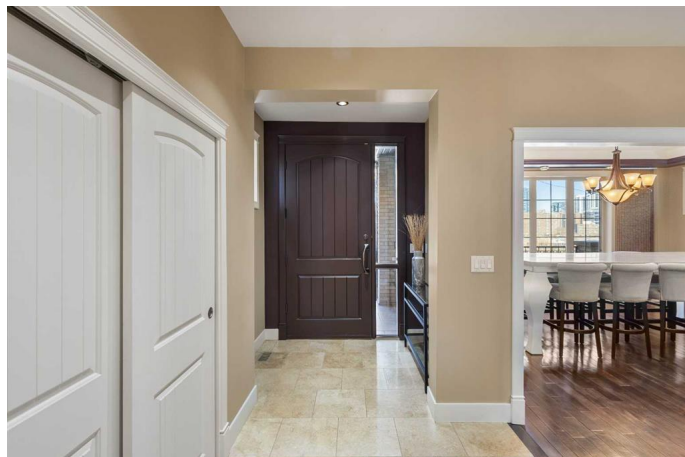
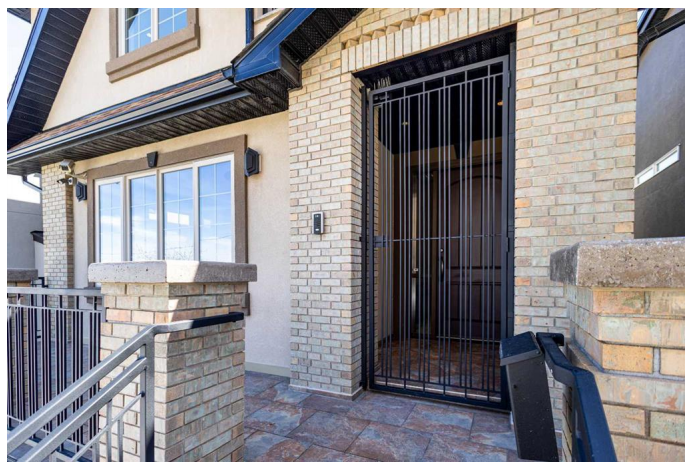
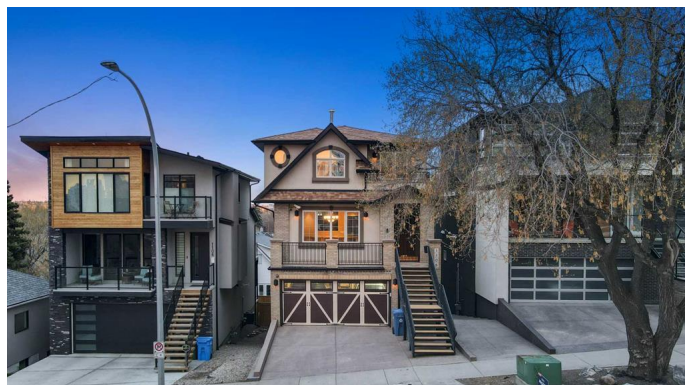
**\$3,199,900**

3 Bedroom, 5.00 Bathroom, 3,090 sqft

Residential on 0.11 Acres

Ramsay, Calgary, Alberta

This custom-built luxury infill home channels the warmth and structure of a Tuscan villa, offering over 4,800 sq ft of beautifully designed living space across four levels. Located in vibrant, inner-city Ramsay, this beautifully designed estate-style home provides walkable access to parks, river pathways, the Stampede Grounds, and downtown Calgary. From the front, cast iron stairs lead to the full width porch and elegantly functional alcove entrance with a secure entrance gate and sheltered front entrance. The open-concept main floor features a chef's kitchen with premium appliances, a large island, welcoming breakfast nook and built-in pantry, flowing effortlessly into a generous dining area with unbeatable city views. Stepping down, the mezzanine-level living room centers around a wood-burning fireplace with an unforgettable bronze hood, and opens to a spacious heated deck with adjustable louvres. The entire top floor is dedicated to the primary suite, complete with a private balcony, 5 pc ensuite (with steam shower and heated bench), walk-in closet, 2-sided fireplace plus private reading nook and dedicated office space, not to mention the stunning panoramic city vistas. On the lower level, two additional private bedrooms each include their own ensuite bathrooms. The fully developed walkout basement is an entertainer's dream, boasting a fully equipped wet bar, gated wine cellar and tasting room, and spacious recreation area that opens directly to the



terraced courtyard. Outside, the private Villa inspired stone garden, features interlocking stonework, an elegant garden arch, wood-burning fireplace, outdoor kitchen, and a handcrafted pizza oven—designed for memorable evenings and exceptional hosting. Additional features include two laundry areas, two wood-burning fireplaces, and a custom home gym with available professional-grade equipment, a heated triple garage with custom cabinetry, and direct mudroom access. In-floor heating throughout the basement and garage, a 9-ton air conditioning system, and a rare exterior double spiral staircase connecting the upper deck to the walkout patio round out this truly unique home. Smart security with 12 cameras, a monitored fire alarm, built-in sound, and recently updated mechanical systems ensure comfort, style, and peace of mind for the most discerning home owners.

Built in 2006

**Essential Information**

MLS® #	A2215458
Price	\$3,199,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,090
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	1108 Bellevue Avenue Se
Subdivision	Ramsay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4L1

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, See Remarks, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Bookcases, Chandelier, Natural Woodwork, Track Lighting, Tray Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Refrigerator, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Wood, Boiler, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Courtyard, Fire Pit, Gas Grill, Lighting, Other, Private Entrance, Private Yard, Awning(s), Built-in Barbecue, Outdoor Grill, Outdoor Kitchen, Permeable Paving, Uncovered Courtyard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Garden, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
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Days on Market	9
Zoning	R-CG

## **Listing Details**

Listing Office	Greater Property Group
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