

# \$8,750,000 - 1308 Montreal Avenue Sw, Calgary

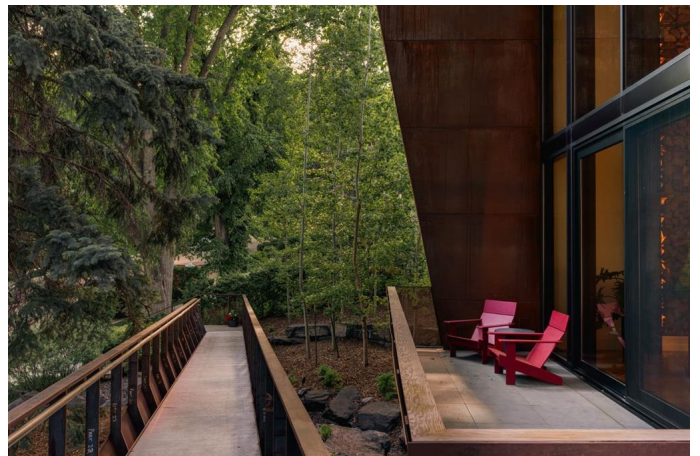
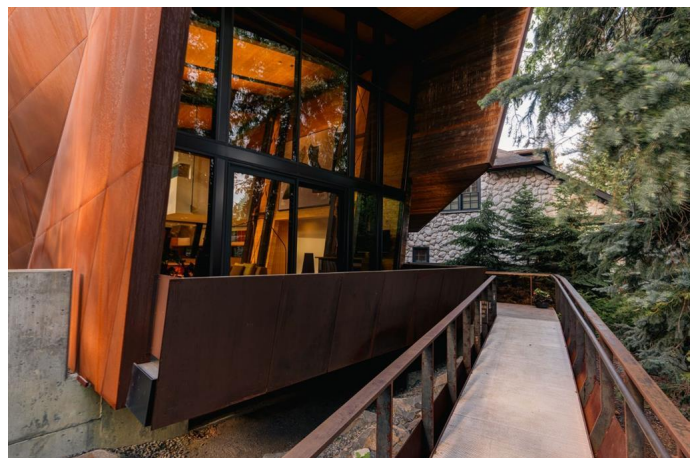
MLS® #A2143121

**\$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 "House & Villa" 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 265  
Zoning R-C1

### Listing Details

Listing Office Charles

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