

# \$5,800,000 - 1016 Beverley Boulevard Sw, Calgary

MLS® #A2207173

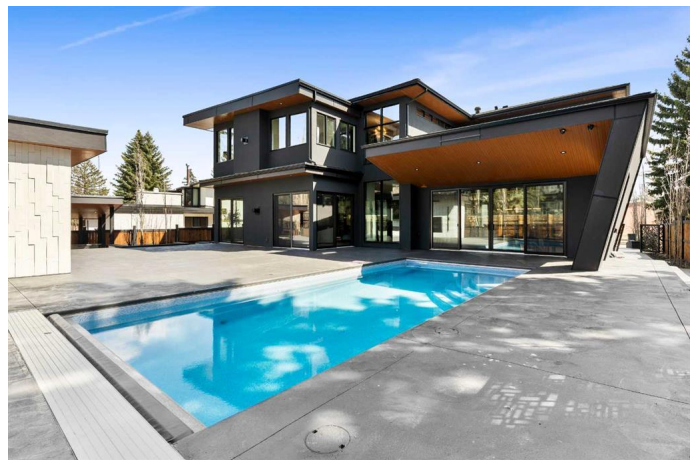
**\$5,800,000**

4 Bedroom, 7.00 Bathroom, 5,817 sqft

Residential on 0.28 Acres

Bel-Aire, Calgary, Alberta

Experience the epitome of modern luxury in one of Calgary's most exclusive communities. This architectural masterpiece by Trojan Custom Homes redefines sophistication, offering over 8,670 sq. ft. of meticulously curated living space on a 0.30-acre estate lot embraced by the Calgary Golf & Country Club, Glenmore Reservoir, and the Elbow River Valley. From the moment you step through the grand foyer, the home captivates with soaring ceilings, walls of glass, and a seamless interplay between nature and contemporary design. The main level showcases a striking central wine wall, an executive office, and an extraordinary chef's kitchen with dual oversized islands, bespoke cabinetry, and elite appliances. Expansive glass doors dissolve the boundary between indoor and outdoor living, revealing a covered entertainment lounge with fireplaces, designer lighting, and a fully equipped outdoor kitchen. The resort-inspired backyard boasts an automated pool, illuminated water wall, and multiple private lounging zones—a true sanctuary for relaxation or refined entertaining. The upper level hosts a private primary retreat featuring a custom onyx fireplace, spa-like ensuite, enclosed terrace, and boutique-style dressing room. The lower level is equally impressive, offering a wet bar, family lounge, home theatre, fitness and yoga studio, and guest suite. Additional luxuries include a heated triple garage, snow-melt driveway, automated irrigation, and a suite of intelligent



home systems. An architectural icon of Bel-Aire, this residence embodies privacy, innovation, and timeless elegance—a home that transcends expectations and defines modern living in Calgary.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207173    |
| Price          | \$5,800,000 |
| Bedrooms       | 4           |
| Bathrooms      | 7.00        |
| Full Baths     | 4           |
| Half Baths     | 3           |
| Square Footage | 5,817       |
| Acres          | 0.28        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1016 Beverley Boulevard Sw |
| Subdivision | Bel-Aire                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t2v2c5                     |

Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 12      |
| Parking        | Carport |
| # of Garages   | 6       |

Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home                                                                                                                                                                                                            |
| Appliances      | Central Air Conditioner, Built-In Electric Range, Bar Fridge, Oven-Built-In, Built-In Oven, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Oven, Gas Stove, Microwave, Other, Refrigerator, See Remarks, Washer, Water Conditioner, Washer/Dryer, Water Purifier, Wine Refrigerator |
| Heating         | Boiler, Floor Furnace, Fireplace(s), Fireplace Insert, High Efficiency, In Floor, Natural Gas, See Remarks, Wood, Zoned                                                                                                                                                                     |
| Cooling         | Central Air                                                                                                                                                                                                                                                                                 |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                         |
| # of Fireplaces | 5                                                                                                                                                                                                                                                                                           |
| Fireplaces      | Gas                                                                                                                                                                                                                                                                                         |
| Has Basement    | Yes                                                                                                                                                                                                                                                                                         |
| Basement        | Finished, Full                                                                                                                                                                                                                                                                              |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Courtyard                                                                                 |
| Lot Description   | See Remarks, Back Yard, City Lot, Flag Lot, Few Trees, Front Yard, Lawn, Landscaped, Paved, Private |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Composite Siding, Concrete, Other, Shingle Siding, See Remarks, Stone, Stucco                       |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 211              |
| Zoning         | R-C1L            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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