\$2,350,000 - 2209 Carleton Street Sw, Calgary

MLS® #A2264402

\$2,350,000

4 Bedroom, 4.00 Bathroom, 2,418 sqft Residential on 0.33 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to the Rideout (Mitchell-Sproule)
Residence, a designated Municipal Historic
Resource located in Calgary's sought-after
Upper Mount Royal community. Built in 1912,
this beautifully maintained Craftsman-style
home offers a rare blend of preserved heritage
detail and thoughtful modern updates.
Positioned on a quiet pie-shaped lot, the
property enjoys elevated views of the
downtown skyline and Nose Hill Park.

This two-storey residence features four generously sized bedrooms, a comfortable library or entertainment area, and a wine/root cellar tucked beneath a main floor powder room added in 2015. The original millwork with leaded glass, restored quarter-sawn oak, and a hidden liquor cabinet from the Prohibition era speak to the home's storied past. A major renovation completed in the 1990s introduced radiant stone floor heating, oak hardwood, and custom finishes throughout, enhancing comfort while maintaining architectural integrity.

The kitchen, renovated in 1995 by Empire Kitchen & Bath, includes Downsview cabinetry, a Sub-Zero refrigerator, a custom copper hood fan, and city-facing windows that bring natural light into the space. The front veranda overlooks a mature garden established over 77 years ago, now a vibrant arboretum featuring multiple species of larch trees and a tranquil pond that attracts a variety of birds. Outdoor dining areas are integrated into the







landscape, creating a private urban retreat.

Heating is provided through a combination of radiant and hot water baseboard systems. A wood-burning fireplace anchors the main living area, while leaded-glass built-ins and original detailing add warmth and character. There is potential to reconfigure the upper level to create a spacious primary suite. The property also includes an oversized detached double garage, providing ample space for vehicles and storage.

This home offers a unique opportunity to own a piece of Calgary's architectural history, with all the benefits of contemporary urban living in a premier inner-city location.

Built in 1918

Essential Information

MLS® # A2264402 Price \$2,350,000

Bedrooms 4

Bathrooms 4.00

Full Baths 1
Half Baths 3

Square Footage 2,418
Acres 0.33

Year Built 1918

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 2209 Carleton Street Sw

Subdivision Upper Mount Royal

City Calgary
County Calgary

Province Alberta
Postal Code T2T 3K4

Amenities

Parking Spaces 4

Parking Double Garage Detached, Driveway, Oversized

of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown

Molding, French Door, Natural Woodwork, See Remarks, Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas, Radiant

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Mantle, Stone, Wood Burning, Masonry, Oak

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Dog Run, Garden, Private Yard

Lot Description Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Gazebo,

Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, Private, See

Remarks

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2025

Days on Market 19

Zoning DC (pre 1P2007)

Listing Details

Listing Office eXp Realty

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