

\$2,900,000 - 1403 Beverley Place Sw, Calgary

MLS® #A2264516

\$2,900,000

4 Bedroom, 5.00 Bathroom, 4,038 sqft

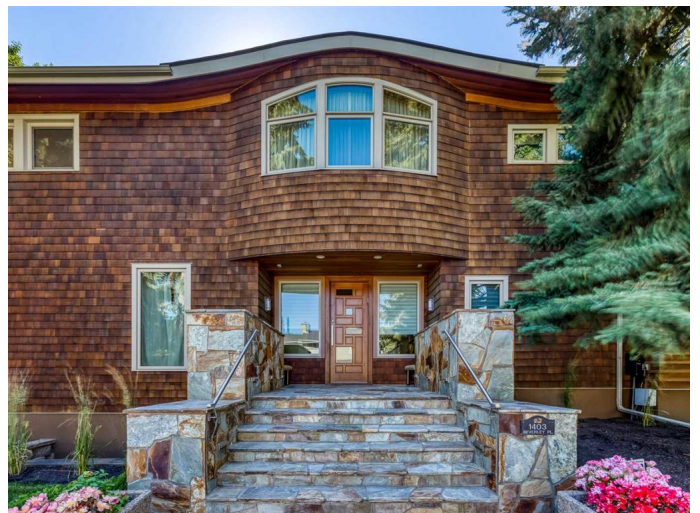
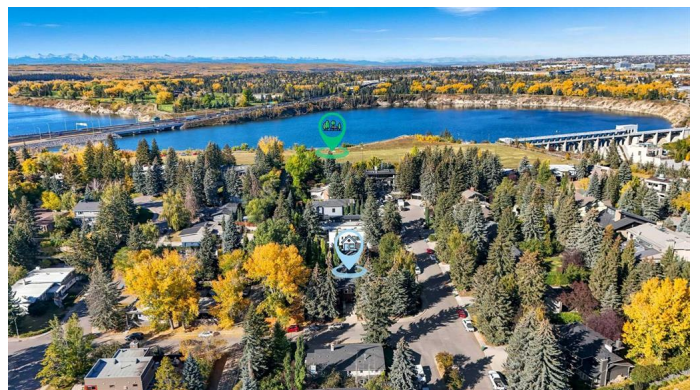
Residential on 0.29 Acres

Bel-Aire, Calgary, Alberta

Are you looking to live in the exclusive, prestigious community of Bel-Aire? This is your chance to experience this amazing community of tree lined streets, luxury homes. This home is steps away from the Glenmore Reservoir and Calgary County Club. Situated on a massive over 12,000 sq/ft corner lot in a quiet cul-de-sac, this home offers over 5,800 sq/ft of TOTAL LIVING SPACE. As soon as you step inside the warm interior, you will feel at home.

The front foyer is bathed in natural sunlight, and connects you with every corner of the house. The custom kitchen boasts double-stacked granite counter-tops, stainless steel appliances, and a paneled Sub-Zero fridge, blending seamlessly with the outdoor living space – perfect for entertaining. Have casual meals with your family via the custom eating nook or bar area, or entertain your guests in the private dining room and massive outdoor patio.

The heart of the home is the BREATHTAKING GREAT ROOM – a stunning space with SOARING OVER 20-FOOT CEILINGS that create a grand sense of scale. TOWERING WINDOWS flood the room with natural light, while custom-built bookcases add warmth and character. A STRIKING FIREPLACE serves as the room’s focal point, with hand-cut stonework meticulously designed to complement the space. A HIDDEN STAIRCASE adds a touch of intrigue, blending



functionality with sophisticated design. This remarkable room offers an inviting yet luxurious ambiance, perfect for quiet moments of relaxation or entertaining on a grand scale. This serene space is ideal for relaxation and gathering with loved ones.

Upstairs, youâ€™ll find three spacious bedrooms, each with their own ensuite and walk-in closet. The primary suite features a SPA-INSPIRED ENSUITE, a MASSIVE WALK-IN CLOSET, and access to the south-facing windows. Thoughtful touches can be found throughout the bedrooms, like a custom window bench, built-in office space, and Swarovski crystal-accented wallpaper elevate the design.

The upper floor also includes a versatile area ideal as an office, family room, or reading nook. The upstairs laundry room is bright and cozy due to the light from the corner windows. The fully developed basement features 10' ceilings, a guest bedroom with ensuite, and an open layout ready to suit your lifestyle.

This EXCEPTIONAL HOME blends TIMELESS DESIGN with IMPECCABLE CRAFTSMANSHIP â€” a rare opportunity in one of Calgary's most sought-after communities. This home has been meticulously maintained by its owners, and it shows. Don't miss out on this extraordinary property.

Built in 2008

Essential Information

MLS® #	A2264516
Price	\$2,900,000
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	4,038
Acres	0.29
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1403 Beverley Place Sw
Subdivision	Bel-Aire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2C7

Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wired for Sound, Bookcases
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Wood Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.