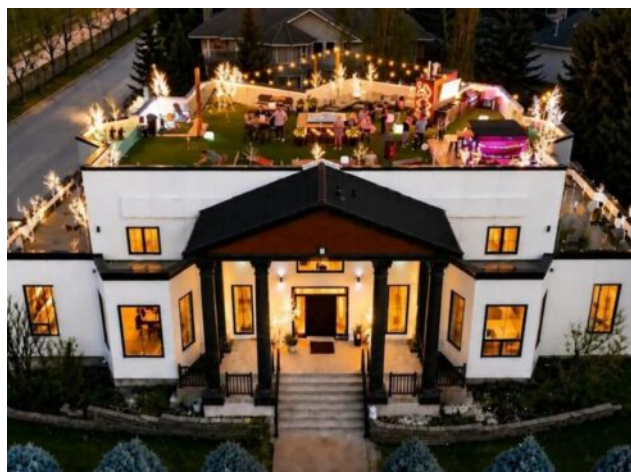


1507 96 Avenue SW
Calgary, Alberta

MLS # A2341749



\$4,850,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	7,011 sq.ft.	Age:	1990 (36 yrs old)
Beds:	8	Baths:	7 full / 1 half
Garage:	Heated Garage, Insulated, Quad or More Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Wet Bar		

Inclusions: Furniture and some art negotiable.

Set on a treed corner lot in prestigious Pump Hill, Gargoyle House keeps the neoclassical portico and rooftop gargoyles of its 1990 origins while being taken to the studs and rebuilt between 2023 and 2026 in a documented \$2.39M renovation, owner-led with a full-time site team in the home throughout. The result is 8,703 sq ft of finished living, 7,011 above grade, with 8 flexible bedrooms and 7.5 baths across four levels. The main floor was built for hosting: a chef's kitchen with Wolf range and Sub-Zero, a ten-seat Centre Bar, a glass wine room, and a legal main-floor secondary legal suite with its own kitchen, separate entrance and dedicated heating. Upstairs, five bedrooms include a primary with a marble-and-walnut spa ensuite and steam shower. The lower level is a full entertainment floor: back bar, 4K projector wall, glass gym and a second wine room. The heated four-car garage (20' x 43') hides a built-in golf simulator with a retractable enclosure. Crowning it all is a 2,991 sq ft permitted rooftop terrace, the largest privately-permitted residential rooftop in Calgary, with an outdoor kitchen, six-person spa, lit putting green and full downtown skyline views. A true landmark that has hosted gatherings of hundreds and raised money for charity, minutes from the Glenmore Reservoir pathways, Rockyview Hospital, Chinook Centre and top schools, twelve minutes to downtown. Diligence package available to qualified buyers.