

# \$1,350,000 - 2219 Kelwood Drive Sw, Calgary

MLS® #A2207898

**\$1,350,000**

6 Bedroom, 4.00 Bathroom, 2,266 sqft  
Residential on 0.01 Acres

Glendale., Calgary, Alberta

One home is conditionally sold, but don't worry there's still one left! Act fast before it's gone! Brand-New Custom Home in Glendale by Birchhill Homes | 4 Bedrooms + Butler's Pantry + Formal Dining Room

Discover the pinnacle of modern living in this exquisite custom home, where luxury seamlessly blends with thoughtful design. Located in the prestigious community of Glendale, this 2,266 sq. ft. masterpiece by Birchhill Homes offers an unparalleled combination of elegance, functionality, and versatility. The heart of this home is a chef's haven, boasting top-of-the-line appliances, bespoke cabinetry, and an expansive central island that invites effortless entertaining. The spacious butler's pantry provides ample storage and ensures meal preparation remains smooth and organized. Whether hosting an intimate dinner or a lively gathering, the formal dining room elevates every occasion with timeless sophistication. The open-concept main floor is bathed in natural light, offering a harmonious flow between living areas. A dedicated home office or study space caters to your professional and personal needs, adapting perfectly to a modern lifestyle. Upstairs, retreat to a serene primary retreat featuring a walk-in closet and a spa-inspired ensuite complete with luxurious finishes. Three additional bedrooms provide generous space for family members or guests, ensuring comfort and privacy for everyone. For



those seeking added value, this home offers the option to include a legal 2-bedroom basement suite. Whether used as a mortgage helper, guest accommodation, or private quarters for extended family, this additional space adds remarkable versatility. Nestled in one of Calgary's most sought-after neighborhoods, this home offers the ultimate family-friendly lifestyle. Enjoy being within walking distance of top-rated schools, including Glenmeadows School with Spanish immersion programs. The community features an array of exclusive amenities, including: A year-round outdoor rink (hockey in winter, basketball and pickleball in summer), Private tennis courts for residents, and Proximity to Optimist Athletic Park and scenic streets lined with old-growth trees and stately homes. Convenience is key, with the C-Train station just a short stroll away, providing effortless access to downtown Calgary. This home offers an exciting opportunity to infuse your unique style, as the builder welcomes your customization ideas for finishes and details. Don't miss the chance to make this exceptional property your forever home. Combining luxury, location, and lifestyle, this is a rare opportunity you won't want to let slip away.

Built in 2024

## Essential Information

MLS® #	A2207898
Price	\$1,350,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,266
Acres	0.01
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2219 Kelwood Drive Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3Z5

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Closet Organizers, Kitchen Island
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Built-In Freezer, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	10

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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