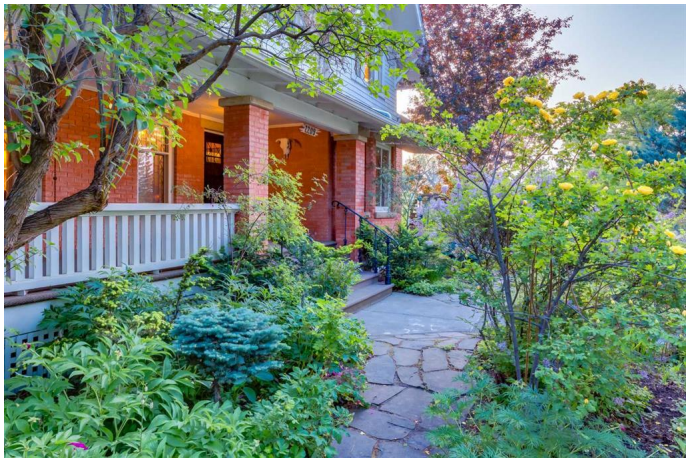
$2,695,000 - 2209 Carleton Street Sw, Calgary

MLS® #A2230110

$2,695,000
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 Calgaryâ€™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 homeâ€™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 Calgaryâ€™s architectural history, with all the benefits of contemporary urban living in a premier inner-city location.

Built in 1912

Essential Information

MLS® #	A2230110
Price	$2,695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	3
Square Footage	2,418
Acres	0.33
Year Built	1912
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, French Door, Natural Woodwork, See Remarks, Wet Bar, Crown Molding
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, Masonry, Stone, Wood Burning, 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, See Remarks, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty

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