

\$2,249,900 - 116 Bay View Drive Sw, Calgary

MLS® #A2255590

\$2,249,900

4 Bedroom, 5.00 Bathroom, 3,182 sqft

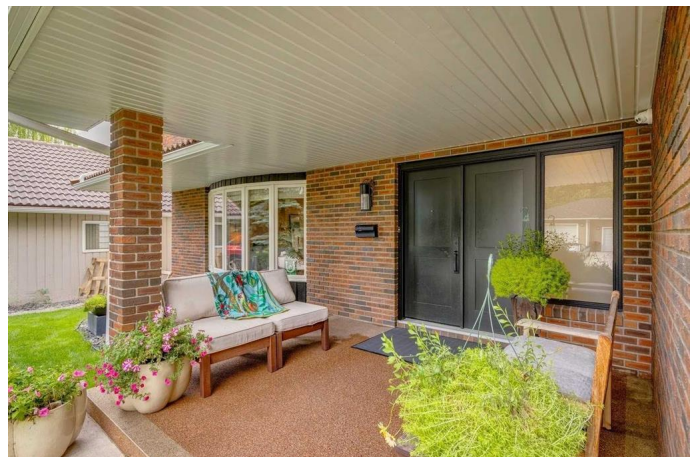
Residential on 0.18 Acres

Bayview, Calgary, Alberta

* SEE VIDEO * This magnificent home has been reimagined beyond its original splendor, offering 4,285 sq. ft. of exquisitely designed living space. Perfectly situated backing onto the Glenmore Reservoir and the Sailing Club, it blends timeless craftsmanship with luxurious modern upgrades. Originally built in 1974, the exterior showcases classic brick and cedar, a durable tile roof, and a spacious stone-coated back deck—perfect for entertaining and embracing outdoor living.

Inside, rich Merbau site-finished hardwood floors lead you through a thoughtfully designed layout. The gourmet kitchen is a chef's dream, featuring a panelled Sub-Zero refrigerator, Thermador induction cooktop and double ovens, Bosch dishwasher, and a built-in slide-door microwave. Custom maple cabinetry pairs beautifully with titanium granite countertops, a striking glass tile backsplash, and elegant Hicks pendant lighting.

The living and dining areas are warm and welcoming, each anchored by a marble-surround fireplace and framed by expansive windows that flood the space with natural light. Upstairs, four spacious bedrooms provide comfort and privacy, including a luxurious primary retreat with serene views over South Glenmore Park. The spa-inspired ensuite features heated marble floors, a Neptune jetted tub, a Grohe rain shower with multiple heads, and double sinks, while the grand, showroom-style walk-in closet offers a central make-up station and separate,



thoughtfully designed spaces for him and her. Two additional generously sized bedrooms each include walk-in closets—one with its own three-piece ensuite—while the fourth bedroom is currently styled as a home office. A well-appointed five-piece bathroom and a convenient hallway double linen closet complete this exceptional upper level. The fully finished lower level offers a warm and inviting space, complete with a cozy fireplace, plush Shaw carpeting, and plenty of room for both entertaining and unwinding. Upgraded electrical has been installed to accommodate an arcade or dream entertainment setup, while custom cabinetry—already roughed in for a future wet bar—adds convenience and potential. With three fireplaces throughout, modernized mechanical systems including dual furnaces and air conditioners, and meticulous attention to every detail, this home perfectly blends beauty, comfort, and efficiency. Step outside to enjoy a fully landscaped backyard, peaceful views of South Glenmore Park, and direct access to scenic walking paths—all in one of Calgary’s most sought-after locations. More than a home, this is a lifestyle. Book your private showing today!

Built in 1974

Essential Information

MLS® #	A2255590
Price	\$2,249,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,182
Acres	0.18
Year Built	1974

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	116 Bay View Drive Sw
Subdivision	Bayview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Chandelier, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Window Coverings, Built-In Refrigerator, Double Oven, Induction Cooktop
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed
Roof	Tile
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.