\$2,199,900 - 116 Bay View Drive Sw, Calgary

MLS® #A2264562

\$2,199,900

4 Bedroom, 5.00 Bathroom, 3,182 sqft Residential on 0.18 Acres

Bayview, Calgary, Alberta

* SEE VIDEO * The ultimate outdoor lifestyle awaits! This magnificent Bayview executive home offers 4,285 sq. ft. of beautifully designed living space in one of Calgary's most exclusive neighbourhoods. Perfectly positioned backing directly onto the Glenmore Reservoir and South Glenmore Park, it provides private access to the city's extensive pathway system and unmatched recreational opportunities. Steps from the Sailing Club marina, bike pump track, and tennis and pickleball courts, this is a lifestyle of recreation, relaxation, and connection to natureâ€"just minutes from downtown Calgary. Families will appreciate proximity to top-rated schools including the GATE and Science programs, while Glenmore Landing offers nearby shops and restaurants, and Rockyview Hospital adds everyday convenience. The location alone makes this a rare inner-city offering. Renowned designer Sally Healy guided the redesign and curated the interior finishings, elevating the home with timeless character and thoughtful function. The exterior features classic brick and cedar, a tile roof, and a spacious stone-coated back deck overlooking the park. Inside, rich Merbau site-finished hardwood floors lead through an elegant and welcoming layout. The gourmet kitchen impresses with a paneled Sub-Zero refrigerator, Thermador induction cooktop and double ovens, Bosch dishwasher, and built-in slide-door microwave. Custom maple cabinetry, titanium granite countertops,







glass-tile backsplash, and Hicks pendant lighting complete the space. Expansive windows capture tranquil park views and flood the living and dining areas with light, while marble-surround fireplaces create warm, sophisticated gathering spaces. Upstairs, four spacious bedrooms offer privacy and comfort. The primary retreat features breathtaking park views, a spa-inspired ensuite with heated marble floors, Neptune jetted tub, Grohe rain shower with multiple heads, double sinks, and a grand walk-in closet with a central makeup station and "his and hers― sections. A second bedroom includes its own three-piece ensuite and walk-in closetâ€"perfect for children, guests, or extended family. The third bedroom also features a walk-in closet, while the fourth is currently styled as a home office. A five-piece main bathroom and double linen closet complete the upper level. The fully finished lower level offers a warm, versatile space with plush Shaw carpeting, a cozy fireplace, and upgraded electrical for a future home theatre or arcade setup. Custom cabinetry is already roughed in for a wet bar, offering flexibility for future customization and entertaining. With three fireplaces, dual furnaces and air conditioners, updated mechanical systems, and meticulous attention to detail, this home blends beauty, efficiency, and comfort. More than just a home in Calgary's most coveted location - book your showing today!

Built in 1974

Essential Information

MLS® # A2264562 Price \$2,199,900

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, Chandelier, Closet Organizers, Crown Molding, Double

Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan,

Quartz Counters, Walk-In Closet(s)

Appliances Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer,

Induction Cooktop, Microwave, Range Hood, Window Coverings, Double

Oven

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas, Marble

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed

Roof Tile

Construction Brick, Cedar, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025

Days on Market 14

Zoning R-CG

Listing Details

Listing Office eXp Realty

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