

\$1,250,000 - 5735 Ladbroke Drive Sw, Calgary

MLS® #A2234801

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,657 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Nestled in one of Calgary's most desirable communities, this home blends timeless charm with sophisticated, modern living. Located on a quiet, tree-lined street in Lakeview, it's just a short walk to top-rated schools like Jennie Elliott, Bishop Pinkham, and Connect Charter, making it ideal for families. Outdoor enthusiasts will love the quick access to North Glenmore Park, Weaselhead Flats, and the Glenmore Reservoir pathways. Plus, you're minutes from Crowchild and Glenmore Trail for an easy downtown commute. This mid-century bungalow sits on a spacious corner lot and immediately impresses with its striking curb appeal, modern exterior lines, custom black metal fencing, and thoughtfully landscaped surroundings. A newer roof, skylights, upgraded insulation, and European-style windows reflect the care in every detail. Step inside to over 3,000 sqft of developed space. Vaulted ceilings with black accent beams complement wide-plank white oak floors, bringing warmth and character. A sleek wood-burning fireplace anchors the living area, while open sightlines flow into the dining space and kitchen. The chef's kitchen is both functional and stunning, featuring Bosch appliances (including laundry), quartz countertops, custom cabinetry, a large island with hidden storage, and a full wall of built-ins with pantry, dry bar, and wine fridge. The main-floor primary suite offers a serene retreat with a walk-in closet, built-in vanity, heated tile floors, and private access to the backyard.



Alongside the primary suite, two additional bedrooms and a full bathroom complete the main floor. One of these features a built-in desk and bay window making it perfect for a home office or creative studio. A light-filled mudroom leads to a private, low-maintenance backyard oasis, perfect for entertaining. Downstairs offers even more flexibility with a large rec room, fourth bedroom, full bathroom, plus space for a gym, media room, or play area (plus ample storage). The oversized, heated and insulated double garage adds convenience and functionality. A top-to-bottom reinvention of mid-century designed by renowned architect Richard Nowlan in 2021, this home is a rare blend of location, luxury, and lifestyle. Book your viewing today, this oneâ€™s truly special.

Built in 1966

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234801 |
| Price | \$1,250,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,657 |
| Acres | 0.13 |
| Year Built | 1966 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 5735 Ladbrooke Drive Sw |
| Subdivision | Lakeview |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3E 5Y2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Skylight(s), Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Natural Woodwork |
| Appliances | Built-In Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator |
| Heating | Fireplace(s), Forced Air, Natural Gas, Fireplace Insert, Wood |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Blower Fan, Electric, Living Room, Stone, Wood Burning, Glass Doors, Raised Hearth, Sealed Combustion |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Garden, Lighting |
| Lot Description | Back Lane, Back Yard, Corner Lot, Garden, Irregular Lot, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Cedar, Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

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

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