

\$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

OPEN HOUSE SATURDAY 12-4PM 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, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Electric, Glass Doors, Living Room, Raised Hearth, Sealed Combustion, Stone, Wood Burning
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	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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