

\$3,200,000 - 413 Crescent Boulevard Sw, Calgary

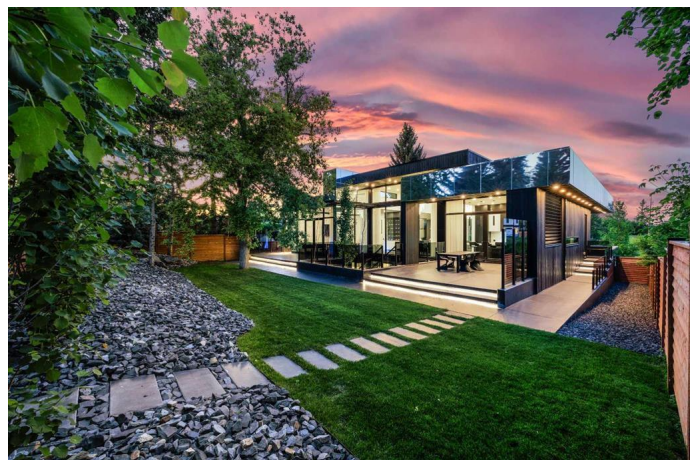
MLS® #A2197621

\$3,200,000

3 Bedroom, 5.00 Bathroom, 2,947 sqft
Residential on 0.22 Acres

Elboya, Calgary, Alberta

Stunning Luxury in Elboya – This magnificent contemporary bungalow offers nearly 5,300 SF of developed space, designed for families & entertaining. The striking curb appeal features an undermount-lit walkway, mirrored panels, cedar exterior & floor-to-ceiling windows. Inside, the grand foyer boasts a 16'™ ceiling & 3 chandeliers, leading to an open floor plan with contemporary colors, dark hardwood, porcelain highlights & automated window treatments. The gourmet kitchen features 2'™ quartz counters, a food prep island, seating for 5, full-height soft-touch cabinets, a pantry & Dacor SS appliances. The open-concept design offers 12'™ & 16'™ ceilings with expansive windows & European-style glass patio doors opening to south-facing patios. The formal dining area accommodates 8'™-12, while the spacious family room features a porcelain accent wall, linear gas fireplace & wine cabinet. A den/office includes a built-in desk, cabinets & a smoked glass feature wall. The primary bedroom offers a built-in king-size California-style bed, a walk-through closet with custom cabinetry, makeup counters, mirrors & side lighting. The luxurious 5-piece ensuite features porcelain walls, double sinks, a Valley "High Heel" tub with a waterfall faucet, a standalone shower, a water closet & heated floors. The second bedroom has a floral wallpaper accent, large windows, a walk-in closet & a 4-piece ensuite with heated floors. A 2-piece guest bath showcases bold black &



gold striped wallpaper, a contemporary cabinet & gold wall faucet. A large mudroom provides coat hooks & storage. The elegant lower level features open-riser stairs, smoked glass railing, 9â€™™ ceilings, pot lights, & south-facing patio doors leading to a walkout courtyard. Black polished epoxy floors with in-floor heating flow throughout. A porcelain feature wall highlights the large family room, which includes white lacquered built-ins, a wet bar with floating shelves, undermount lighting, black 2â€™• quartz counters & seating for 5. A play/lounge area adds flexibility. The third bedroom has in-floor heat, a large window, walk-in closet & a 4-piece ensuite with a glass barn door-style tub/shower enclosure. A glass-enclosed gym features a sauna & 3-piece ensuite with a shower, heated floors & courtyard access. The laundry room offers full-size cabinets & quartz counters. A second mudroom leads to the finished triple garage with heated epoxy floors. The mechanical room includes 2 furnaces, central AC, an in-floor boiler system, a hot water tank & electrical panel. The fully landscaped yard features a new fence, black concrete patio with built-in BBQ, counters, cabinets & an overhead extended roof with pot lights. A second patio from the living room provides walk-down access to the courtyard. Close to Stanley Park, Mission Entertainment District, 17th Ave & Downtown. Welcome Home!

Built in 2019

Essential Information

| | |
|------------|-------------|
| MLS® # | A2197621 |
| Price | \$3,200,000 |
| Bedrooms | 3 |
| Bathrooms | 5.00 |
| Full Baths | 4 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 2,947 |
| Acres | 0.22 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 413 Crescent Boulevard Sw |
| Subdivision | Elboya |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 1K6 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 7 |
| Parking | Triple Garage Attached, Heated Garage |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Sauna, Wired for Data, Wired for Sound |
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Built-In Refrigerator, Built-In Freezer, Gas Water Heater, Humidifier, Warming Drawer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Built-in Barbecue, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting |
| Roof | Flat |
| Construction | Silent Floor Joists, Wood Frame, Wood Siding, See Remarks |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 33 |
| Zoning | R-C1 |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
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