

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

MLS® #A2197621

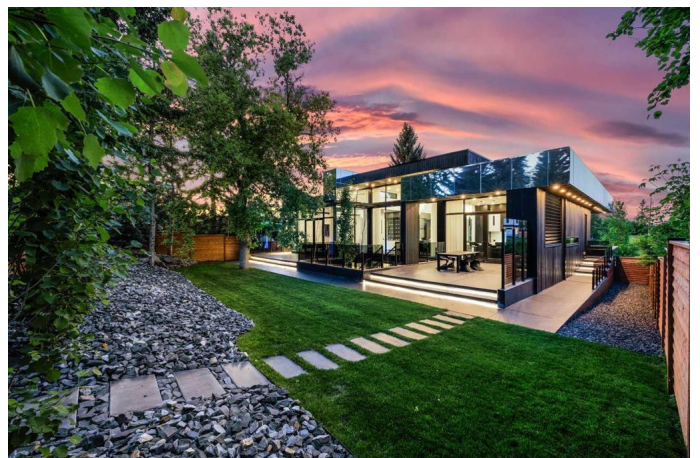
**\$3,200,000**

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        | Heated Garage, Triple Garage Attached |
| # 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, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, See Remarks, Sauna, Wired for Data |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Built-In Freezer, Gas Water Heater, Humidifier, See Remarks, 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, Storage, Built-in Barbecue                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, See Remarks |
| Roof              | Flat                                                                                              |
| Construction      | Wood Frame, Silent Floor Joists, See Remarks, Wood Siding                                         |
| Foundation        | Poured Concrete                                                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 57              |
| Zoning         | R-C1            |

**Listing Details**

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

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