

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

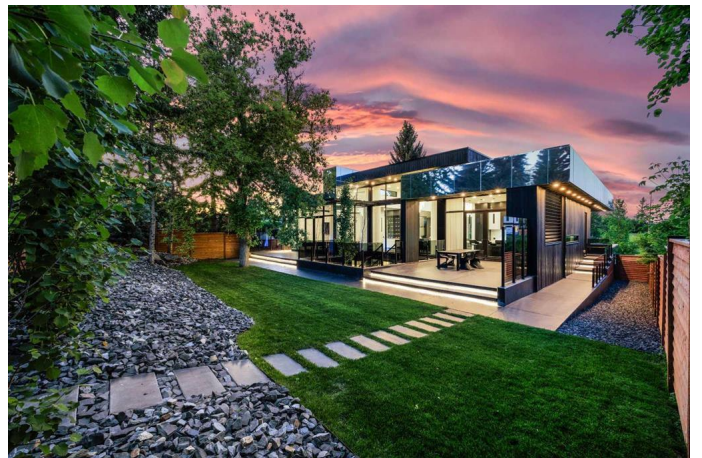
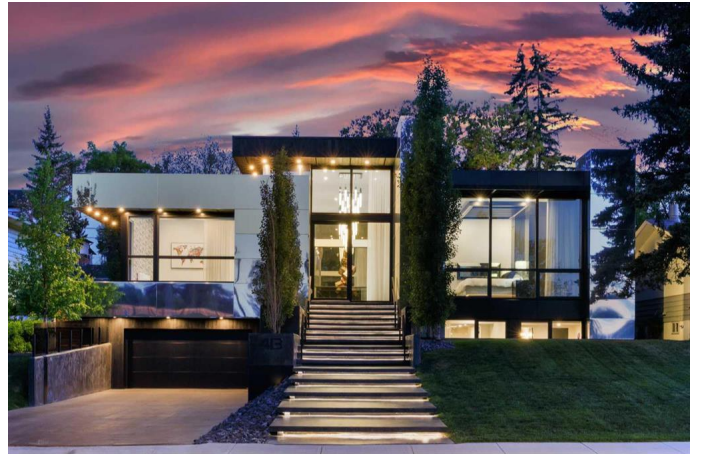
MLS® #A2197621

**\$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, Sauna, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, See Remarks, Warming Drawer, Washer, Window Coverings, Built-In Freezer
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, Built-in Barbecue, Lighting, Private Yard, 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**

Date Listed	March 6th, 2025
Days on Market	32
Zoning	R-C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.