

# \$1,585,000 - 65 Galway Crescent Sw, Calgary

MLS® #A2207097

**\$1,585,000**

3 Bedroom, 4.00 Bathroom, 2,495 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

Looking for gorgeous premium construction in an A+ location that is literally within a few mins to almost everything in central Calgary? Donâ€™t miss this opportunity! Glamorgan is very private, but conveniently located with access to all the major arteries of the city which allows seamless travel wherever you go. Easy access west to the mountains on your day off, or only 10 mins north to the U of C but also just minutes from downtown, Mount Royal University, K-9 and High Schools. Marda Loop & 17th Avenue, premier shopping, restaurants, coffee shops, fitness studios, and grocery stores. Not to mention an abundant of recreational opportunities, dog parks, playgrounds, community rinks and outdoor rec facilities. This is a Craftsman-inspired masterpiece on an oversized 55ft frontage lot. Impeccable curb appeal, close to 4,000 total square feet of luxurious living space. Features 3 spacious bedrooms on the upper level, an office (potential 4th bedroom), and 3.5 bathrooms, providing ample space for every member of the family. Built with Insulated Concrete Form (ICF) construction and 11-inch thick walls, this home is both durable and highly energy-efficient. The main floor boasts hardwood and heated porcelain tile flooring, while plush carpeting graces the upper and lower levels. A separate living room, dining room, and kitchen with an inviting eating nook provide perfect areas for both casual and formal occasions. The chefâ€™s kitchen is truly a highlight, featuring a stunning island



crafted from a single slab of Brazilian granite. Equipped with premium Dacor black and stainless steel appliances, including a six-burner gas cooktop, two built-in ovens, a dishwasher, and microwave, this kitchen is perfect for culinary enthusiasts. The charming banquette nook is ideal for casual meals, while the elegant formal dining room accommodates gatherings of any size. The grand living room offers an impressive mantle with custom-built shelving surrounding a gas fireplace. Upstairs, the expansive primary suite provides a serene sitting area and generous windows that fill the room with natural light. A large walk-through closet leads to the spa-like ensuite, featuring an oversized steam shower, dual vanities, a water closet, and a second walk-in closet. 2 additional generously sized bedrooms, each with walk-in closets, and an office (which could easily be converted into a 4th bedroom) complete this level. The fully developed lower level features a massive rec area, a separate gym, and a laundry room, complete with a laundry chute from the upper floor for added convenience. A 3 pce bath and 2 ample storage rooms round out this flexible layout. The home's mudroom, with coat hooks and a bench, leads to the extraordinary fully fenced west backyard, a rare find in an inner-city setting. The backyard features a concrete patio with a BBQ hookup, an oversized 24x24 ft garage, and beautifully landscaped terraced lawns with low-maintenance perennials that bloom throughout the summer!

Built in 2007

### **Essential Information**

MLS® #	A2207097
Price	\$1,585,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,495
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	65 Galway Crescent Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Y4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Separate Entrance, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier
Heating	High Efficiency, In Floor, Electric, ENERGY STAR Qualified Equipment, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Courtyard, Lighting, Private Yard  
Lot Description        Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low  
                                 Maintenance Landscape, Private, Street Lighting  
Roof                        Asphalt Shingle  
Construction           ICFs (Insulated Concrete Forms)  
Foundation            ICF Block, Poured Concrete

**Additional Information**

Date Listed              April 10th, 2025  
Days on Market        41  
Zoning                    R-CG

**Listing Details**

Listing Office            Charles

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