

\$1,699,900 - 117 Garden Crescent Sw, Calgary

MLS® #A2234630

\$1,699,900

3 Bedroom, 3.00 Bathroom, 2,560 sqft

Residential on 0.08 Acres

Elbow Park, Calgary, Alberta

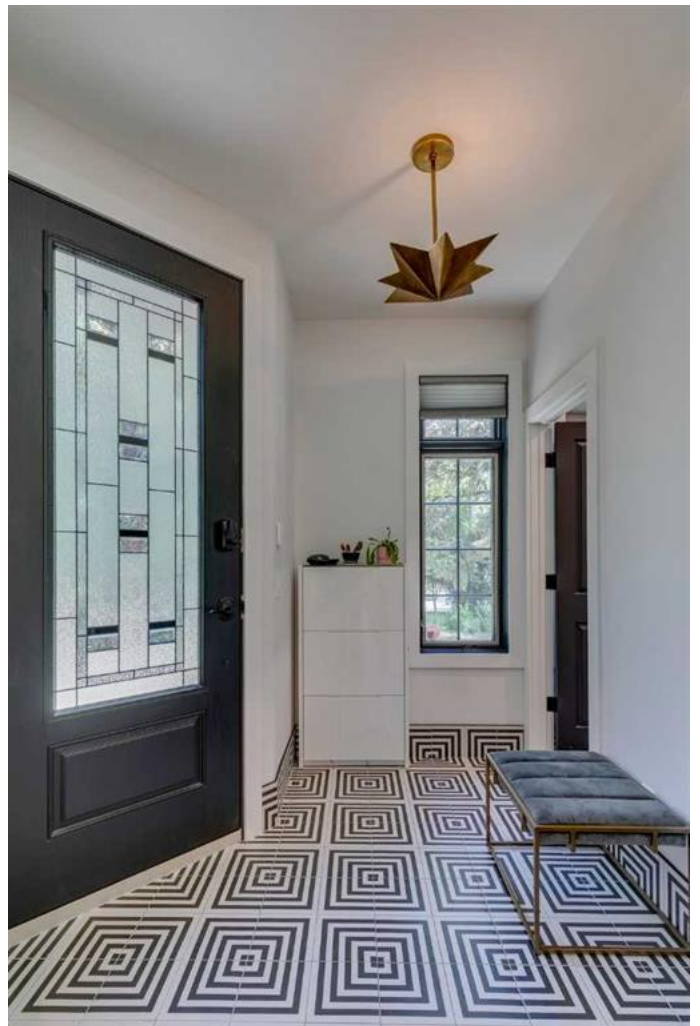
Welcome to this beautifully updated 3,500+ sq.ft. fully finished home on coveted Garden Crescent in desirable Elbow Park. Blending timeless charm with modern luxury, this spacious 2.5-storey residence offers 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout ideal for family living and entertaining.

The main floor features gleaming hardwood floors throughout, a spacious living room, formal dining room, and a chef's kitchen complete with high-end appliances, Crystal quartzite countertops and backsplash, updated lighting, and a cozy breakfast nook.

Upstairs, the second level boasts a generous primary suite with a large walk-in closet and luxurious 4-piece ensuite. Two additional bedrooms and a full laundry room complete this level. The third floor offers a versatile loft space ideal as a home office, playroom, or additional lounge.

The fully finished basement includes a home gym or flex space, a comfortable family room, and a stylish dry bar—perfect for relaxing or entertaining.

Additional upgrades include in-floor heating throughout, air conditioning, oversized double garage and more!. Situated in one of Calgary's most prestigious communities, this move-in-ready home is just steps from the river pathways, 4th Street shops and dining, and within walking distance to downtown. Don't miss this exceptional opportunity to own a turnkey home in Elbow Park!



Built in 2001

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2234630 |
| Price | \$1,699,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,560 |
| Acres | 0.08 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 117 Garden Crescent Sw |
| Subdivision | Elbow Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 2H8 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Storage, Walk-In Closet(s), Chandelier, Skylight(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating | Boiler, In Floor, Natural Gas |
| Cooling | Central Air, Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|------------------|
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony, Private Yard, BBQ g |
| Lot Description | Back Lane, Back Yard, Cul-D |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stucco |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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