

# \$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

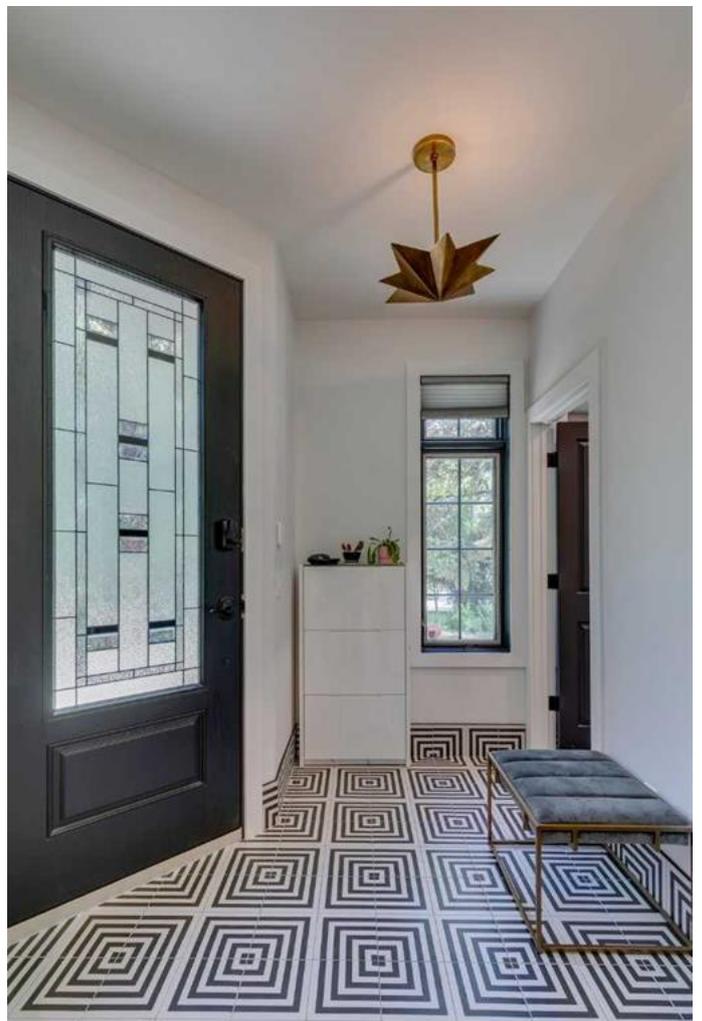
Welcome to this beautifully updated 3,500+ sq.ft. fully finished home on coveted Garden Crescent in desirable Elbow Park. Blending timeless charm with modern luxury, this spacious 2.5-storey residence offers 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout ideal for family living and entertaining.

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, Chandelier, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings
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, BBQ gas line, Private

Lot Description Back Lane, Back Yard, Cul-De

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete



### Additional Information

Date Listed July 8th, 2025

Days on Market 3

Zoning R-CG

### Listing Details

Listing Office RE/MAX Realty Professionals

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