

**117 Garden Crescent SW**  
**Calgary, Alberta**

**MLS # A2234630**



**\$1,699,900**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,560 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

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!