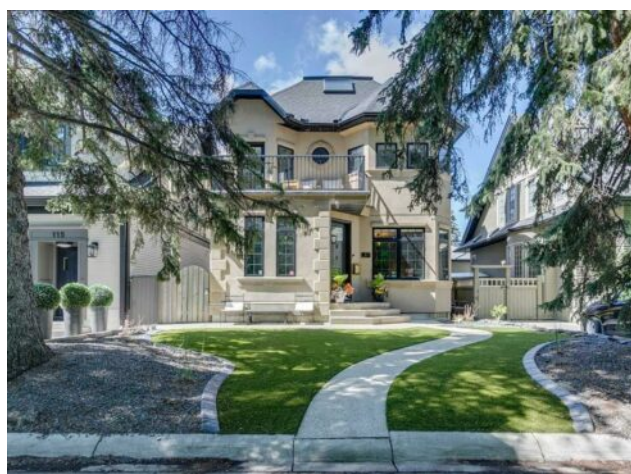


117 Garden Crescent SW  
Calgary, Alberta

MLS # A2234630



\$1,699,900

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

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

Inclusions: 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!