



GRASSROOTS

REALTY GROUP

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**530 Crescent Road NW
Calgary, Alberta**

MLS # A2322137



\$3,649,600

Division:	Rosedale		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,201 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Electric Gate, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, See Remarks, Street Lighting, Underground Sprinklers, Vie		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All attached TV's, Elan home automation system, flame table on rooftop deck, 3 built-in custom bed frames

530 Crescent Road NW. Commanding one of the most coveted positions in Calgary, this extraordinary architectural residence sits high above the city on prestigious Crescent Road, capturing uninterrupted panoramic skyline and Rocky Mountain views from a location few homes will ever rival. Conceived by acclaimed architect Sean McCormick, interior designer Paul Lavoie, and Riverview Custom Homes, this world-class contemporary masterpiece offers nearly 4,000 square feet of meticulously curated living space where architecture, craftsmanship, and technology converge in perfect harmony. Every detail has been thoughtfully executed—from the seamless architectural millwork and integrated detailing to the dramatic sculptural staircase and full-height Reynaers sliding walls of glass that dissolve the boundary between indoors and out. The spectacular main level is designed for both sophisticated entertaining and everyday luxury, featuring soaring ceilings, an elegant dining space, a stunning chef's kitchen anchored by a quartz waterfall island and premium Miele appliance package, private double office, discreet powder room, and a screened three-season retreat. A private elevator connects all four levels, offering effortless accessibility and making this an exceptional alternative to luxury penthouse living without sacrificing space, privacy, or prestige. The second level is anchored by an exceptional primary retreat where floor-to-ceiling windows frame breathtaking city views. A boutique-style dressing room and spa-inspired ensuite with freestanding tub, oversized shower, dual vanities, and private water closet create a sanctuary worthy of a five-star resort. A second bedroom with private ensuite and a generous laundry room complete the level. The entire top floor is dedicated to lifestyle and entertaining. A sophisticated media lounge with home theatre,

wet bar, and dual Sub-Zero refrigerators opens onto a spectacular private terrace featuring a flame table, fireplace, and some of Calgary's most awe-inspiring city and mountain views. A third bedroom and full bath complete this level. The lower level offers flexibility as a private fitness studio, wellness retreat, or guest space and is complemented by a luxurious steam shower bath. An oversized mudroom connects to the immaculate heated double garage with EV charging capability. Premium infrastructure includes in-floor heating, snow-melt systems for the driveway and walkways, central air conditioning, extensive home automation, security gates, alarm system, and integrated cameras. Surrounded by some of Calgary's most significant estate homes and offered well below replacement cost, this is more than a residence—it is a rare opportunity to own one of the city's truly iconic view properties. A home of this calibre, location, and architectural pedigree simply cannot be replicated.