



**615 Crescent Boulevard SW
Calgary, Alberta**

MLS # A2324309



\$1,849,990

Division:	Elboya		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,171 sq.ft.	Age:	1914 (112 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, Ma		

Heating:	Baseboard, Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Suite: Dishwasher, bar fridge, microwave, stacked washer & dryer		

Open House on Sunday, July 5, 1-3pm One of Elboya's Most Iconic Homes. Featuring a Hidden Retreat Unlike Anything Else in Calgary. Over 4,570 sq. ft. of exceptional developed living space. A hidden retreat beneath the garage. A one-of-a-kind underground passageway connecting it all. More than a century of history. One unforgettable home. Originally built as the Elboya homestead, this remarkable residence blends timeless architecture with thoughtfully curated spaces designed for modern living. Every room has purpose. Every corner tells a story. Every door leads to another unforgettable experience. At the heart of the home is a stunning country-style kitchen featuring Wolf appliances, custom cabinetry and an oversized island that naturally becomes the gathering place for family and friends. Multiple patios let you follow the sun throughout the day, from quiet mornings on the east terrace to evening entertaining on the private south-facing outdoor living space. The charming sunroom and mature tree-lined setting create a sense of privacy rarely found this close to downtown. And then there's the space no one expects. Hidden beneath the garage and connected directly to the home through its own underground passageway lies over 1,400 sq. ft. of finished living space unlike anything else in Calgary. Complete with a full kitchen, bathroom and private entrance, this fully legal suite offers extraordinary flexibility as luxurious guest accommodations, multigenerational living, an executive retreat, creative studio, wellness sanctuary or the ultimate entertaining space. Adding to its remarkable story, this unforgettable space once served as the private recording studio of a renowned recording technician, producer, mixer and mastering engineer. Upstairs, oversized bedrooms, beautifully renovated bathrooms and a spectacular third-floor retreat

complete with a charming reading nook create a home that feels both intimate and grand. Located just steps from Stanley Park, the Elbow River pathway system, Britannia Plaza, top-rated schools and only minutes from downtown, this is more than a luxury home. It is a legacy property that cannot be recreated.