



GRASSROOTS
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124 Garden Crescent SW
Calgary, Alberta

MLS # A2336540



\$1,750,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Enclosed		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Mount

Welcome to 124 Garden Crescent SW, a beautifully designed and extensively rebuilt home tucked along a quiet, tree-lined crescent in one of Calgary's most desirable inner-city settings. Surrounded by mature greenery and character homes, this property offers a rare combination of contemporary living, privacy, and an established neighbourhood atmosphere just minutes from the city centre. The home immediately stands out with its distinctive architecture, cedar accents, stone detailing, Hardie plank siding, and beautifully landscaped front garden. Inside, the bright, open interior is complemented by engineered oak hardwood flooring, clear-grained fir millwork, large windows, and a warm, modern aesthetic throughout. At the heart of the home is a beautifully appointed kitchen featuring crisp white cabinetry, quartz countertops, premium appliances, and an expansive island with seating. The kitchen flows naturally into the principal living and entertaining spaces, where a contemporary fireplace, clean architectural lines, and an abundance of natural light create a comfortable and inviting atmosphere. The home offers thoughtfully designed spaces for both everyday living and entertaining, including a bright conservatory overlooking the surrounding greenery. The primary retreat is complemented by a spa-inspired ensuite with heated floors and a steam shower, while the fully developed lower level provides additional flexible living space with comfortable in-floor heating. Outside, the property truly takes advantage of its mature inner-city setting. Extensive landscaping and terracing create multiple outdoor living areas, including a private upper terrace with a gas firepit and additional patio and deck spaces surrounded by established trees and gardens. Front and rear irrigation makes maintaining the landscaping easy, while the heated detached double garage and

gated driveway provide excellent parking and storage. Beyond its beautiful finishes, the home has undergone substantial improvements. It was taken back to the studs and extensively rebuilt with a reinforced basement foundation, new drainage, updated electrical and plumbing, new roof, upgraded insulation, new windows and doors, and new heating and cooling systems. Smart-home features include Lutron lighting along with internet-connected heating, security, exterior lighting, garage doors, and electric gate. The location is equally compelling. Garden Crescent offers a peaceful residential setting while remaining exceptionally connected to Calgary's inner city, with quick access to downtown, nearby river pathways, parks, established schools, shopping, dining, and the amenities of surrounding communities. Thoughtfully rebuilt, beautifully finished, and surrounded by mature landscaping, 124 Garden Crescent SW is a unique inner-city home offering modern comfort, exceptional outdoor living, and the character and privacy that come with an established Calgary neighbourhood.