



GRASSROOTS
REALTY GROUP

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615 Crescent Boulevard SW
Calgary, Alberta

MLS # A2342641



\$1,749,800

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-C1
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:	N/A		

A Landmark Elboya Residence Where History, Character and Extraordinary Living Come Together. Set beneath a canopy of mature trees in one of Calgary's most established inner-city communities, this remarkable residence offers more than 4,570 sq. ft. of developed living space and a story more than a century in the making. Originally built as the Elboya homestead, the home has evolved beautifully over the years while retaining the warmth and character that make it impossible to replicate. Thoughtful renovations, generous gathering spaces and unexpected details create a home that feels equally suited to everyday family life and unforgettable entertaining. The country-inspired kitchen is the heart of the home, featuring Wolf appliances, custom cabinetry and an oversized island made for gathering. From here, the home opens to multiple outdoor living spaces designed to follow the sun throughout the day. Enjoy morning coffee on the east terrace, relax in the charming sunroom, or spend summer evenings entertaining on the private south-facing patio surrounded by mature landscaping. Upstairs, oversized bedrooms and beautifully renovated bathrooms provide exceptional family space, while the third-floor retreat feels like its own private escape, complete with a charming reading nook tucked above the treetops. Then comes the part of this home you would never know was there. An underground passageway connects the main residence to more than 1,400 sq. ft. of additional finished living space beneath the garage. Complete with a full kitchen, bathroom, private entrance and legal suite designation, the possibilities are remarkable. Guest accommodations, multigenerational living, an executive retreat, creative studio, wellness space or an entertaining destination unlike anything your guests have experienced. The space even carries its own piece of

Calgary history, having once served as the private recording studio of a renowned recording technician, producer, mixer and mastering engineer. And the location is every bit as compelling as the home itself. Outback is a huge greenspace, perfect for playing, walking or for dogs. Stanley Park, the Elbow River pathway system, Britannia Plaza and excellent schools are all nearby, with downtown only minutes away. Some homes can be renovated. Others can be replicated. This is a property that simply cannot be recreated.