

\$2,989,000 - 920 Crescent Boulevard Sw, Calgary

MLS® #A2213543

\$2,989,000

5 Bedroom, 5.00 Bathroom, 4,252 sqft
Residential on 0.21 Acres

Britannia, Calgary, Alberta

Outstanding family home in the heart of Britannia. Facing a large park with a playground and skating in the winter. A ½ block to Britannia Ridge Park with off leash and access down to the Elbow River Path System. Custom built by very discriminating clients with no expense spared. With nearly 6000 square feet of developed living space, there is loads of room for a large or growing family. Substantial red-brick and stone exterior. Interiors were recently refreshed with new paint throughout, new lighting and new organic wool carpet. Construction highlights include 9.5 foot ceilings on the main (9 foot on the upper), quarter-sawn oak hardwood, solid-core doors, Baldwin door-hardware, solid wood millwork and huge windows everywhere to take advantage of the views to Crescent Park and the park-like rear yard. Gracious foyer with sight-lines through to the rear yard. The living spaces feel amazing with an open plan across the rear and ceilings that vault up to 19.5 feet. Large sitting area with gas fireplace and built-ins is adjacent to a bright kid's play room. The extensive chef's kitchen features endless cabinetry, top appliances, a large island with overhang for stools and a butler's pantry with 3rd sink and 2 fridges. A lovely casual dining space overlooks the yard. Large formal dining room at the front with vaulted ceiling. Private den-office with gas fireplace, built-ins and access to a front terrace overlooking Crescent Park. The balance of the main floor includes



a huge laundry room with loads of storage, a mud-room and a 3-piece powder room-bath. The upper level holds an expansive primary suite featuring a bedroom with corridor city view and fireplace, large walk-in closet and elegant 5-piece ensuite bath. Both secondary bedrooms are large with ensuite baths and walk-in closets. There's also a loft area for additional seating. Fully developed lower level which features huge windows with sandstone window wells and in-floor heat. Spaces include a recreation room with bar (2nd dishwasher and fridge), a media room, 2 large bedrooms, a 2nd mud room and direct access into the oversized double garage. Professionally landscaped with an incredible array of boulders, perennials, sprinkler system and a flat and grassed yard for playspace. Infrastructure includes near commercial standard heating and cooling together with a HEPA filter—great for allergies or particulate from Summer fires. Additional notes: the main floor play room can be a 5th bedroom (with closet and next to 3-piece bath) for an older parent or guest; the garage is nearly 31' deep so can accommodate 3 medium size vehicles. Walk to shopping, cafes and restaurants. Close to great schools and easy access to downtown. Huge value in this current market—don't miss out!

Built in 2002

Essential Information

MLS® #	A2213543
Price	\$2,989,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,252
Acres	0.21
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	920 Crescent Boulevard Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1L5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Double Vanity, Pantry
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Double Oven, Gas Cooktop, Wine Refrigerator
Heating	Boiler, Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Brick

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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