

# \$2,445,000 - 9 Stanley Crescent Sw, Calgary

MLS® #A2192164

**\$2,445,000**

6 Bedroom, 4.00 Bathroom, 2,224 sqft  
Residential on 0.35 Acres

Elboya, Calgary, Alberta

OPEN HOUSE: Saturday April 5th from 1-3pm. This custom-built bungalow in the highly sought-after inner-city community of Elboya presents an extraordinary opportunity for luxurious living. Spanning 3,200 sq ft of developed space, plus an additional 1,000 sq ft illegal suite with its own entrance, this home offers both comfort and versatility. Inside, the home is designed for both elegance and functionality. As you step through the front door, youâ€™re welcomed by soaring vaulted ceilings and a custom-designed kitchen that truly stands out. The kitchen features a Lacanche European range, a hidden pantry, and exquisite Carrara marble countertops. Tesoro folding doors open up to the covered patio, offering seamless indoor-outdoor living, perfect for hosting gatherings with a cozy wood burning fire place. The primary bedroom, located on the upper level, provides a private retreat with direct access to a built-in hot tub from the walk-in closet. The luxurious ensuite includes a double vanity, a steam shower, and heated floors for added comfort. A second bedroom on the main floor also offers a walk-in closet and easy access to a stylish 3-piece bathroom. The fully finished walk-out basement further enhances the living space with two additional bedrooms, a 4-piece bathroom, and a stunning private illegal suite with its own entrance. This features a full kitchen, laundry, living area, and a 3-piece bathroom, ensuring complete privacy for guests, family, or live-in support. Set on a



spacious 1/3-acre lot, the property includes a large backyard, a double oversized garage, and rear lane access, providing ample parking space. The home is just blocks from Elboya School and offers easy access to downtown, making it an ideal location for those who appreciate the inner-city lifestyle. The surrounding community is equally impressive. Just steps away, you'll find Stanley Park, which offers tennis courts, an outdoor pool, baseball diamonds, playgrounds, and a large outdoor skating rink in the winter—ensuring the neighbourhood remains vibrant throughout the year. The Elbow River's inner-city pathways are also nearby, perfect for walking or cycling, allowing you to enjoy the natural beauty of the area. With everything this home and location offer, it's an exceptional combination of luxury, space, and convenience. Don't miss your chance to make it yours!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192164    |
| Price          | \$2,445,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,224       |
| Acres          | 0.35        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 Stanley Crescent Sw |
| Subdivision | Elboya                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2S 1G1 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Alley Access, Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 5   |
| Fireplaces        | Basement, Family Room, Gas, Wood Burning, Bedroom, Outside  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage      |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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