

# \$2,399,900 - 2 Granville Crescent Sw, Calgary

MLS® #A2259763

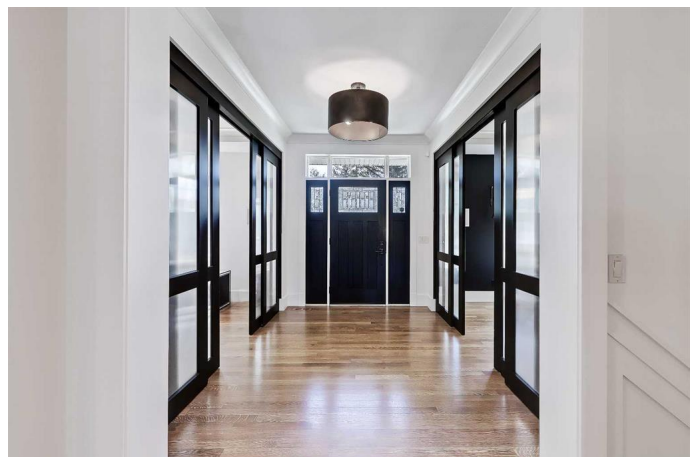
**\$2,399,900**

5 Bedroom, 5.00 Bathroom, 3,830 sqft

Residential on 0.14 Acres

Glendale., Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** Exquisitely crafted and set on an expansive 60' x 100' lot across from a tranquil greenspace in Glendale, this custom estate home offers more than 5,400 sq ft of fully developed living space with 5 bedrooms, 4.5 bathrooms, serene outdoor escapes, and an oversized, insulated/drywalled double attached rear garage. A rare offering in the inner city, this residence boasts an estimated rebuild cost exceeding \$3M. The timeless façade is composed of acrylic stucco, wood shake, and cultured stone, enhanced by pitched rooflines, landscaped grounds, and exposed aggregate walks. Inside, a stained-glass front door opens to a bright foyer with site-finished hardwood, crown mouldings, and custom millwork. A front office with coffered ceilings and built-ins overlooks the greenspace, while the formal dining room boasts coffered ceilings, designer lighting, and a seamless connection to the butler's pantry with dual beverage fridges, quartz counters, prep sink, and extensive cabinetry. The gorgeous chef's kitchen showcases custom cabinetry with organizers, a marble-topped island, premium Thermador appliances (fridge/freezer, dual wall ovens, gas cooktop, hood fan), and an Asko dishwasher. A walk-in pantry provides extra storage, while the casual dining nook with French doors opens to the patio, allowing for easy indoor-outdoor living. The living room



features a panelled wall, quartz-framed gas fireplace, oversized windows, and built-in speakers. A stylish powder room and a mudroom with built-ins complete the main level. Upstairs, four bedrooms (a rarity in the inner-city) include a front bedroom with vaulted ceiling, walk-in closet, and ensuite, plus two bedrooms sharing a Jack & Jill bath with dual sinks, marble counters, and a tiled tub/shower. The primary retreat offers vaulted ceilings, spa-inspired ensuite with heated herringbone floors, freestanding tub, steam shower, and an enormous walk-in closet with custom built-ins. A vaulted reading nook and a well-equipped laundry room add convenience. The basement is designed for entertaining with 9' ceilings, in-floor heating, a rec room boasting a projector and screen, and a kids' play nook. A gym/sports room with puck board walls doubles as a 6th bedroom, while a guest bedroom and full bath complete the level. Outdoors, two aggregate patios, cedar soffit lighting, outdoor speakers, a BBQ gas line, and a zoned irrigation system enhance the fully fenced yard. Additional features include dual high-efficiency furnaces, A/C, on-demand boiler with hot water tank, Sonos system, and central vacuum. Set in Glendale, one of Calgary's most desirable communities, this home offers estate-level living with family-friendly charm, excellent schools, parks, and quick access to downtown and major roadways. Schedule your private showing today!

Built in 2012

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2259763    |
| Price     | \$2,399,900 |
| Bedrooms  | 5           |
| Bathrooms | 5.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,830       |
| Acres          | 0.14        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2 Granville Crescent Sw |
| Subdivision | Glendale.               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 4E2                 |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Lot Description   | Back Lane    |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Cedar, Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

**Listing Details**

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

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