

**4104 Crestview Road SW  
Calgary, Alberta**

**MLS # A2299656**



## \$1,995,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Elbow Park   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 2,374 sq.ft.   | <b>Age:</b>   | 1961 (65 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.21 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage |                   |      |

**Inclusions:** n/a

Nestled on prestigious Crestview Road in sought-after Elbow Park, this mid-century modern family home offers over 3,200 sq. ft. of developed living space with 3 bedrooms and sits on a rare 9,000+/- sq. ft. pie-shaped lot across from River Park. This is an exceptional opportunity to move in, renovate, or build your dream home in one of Calgary's most coveted inner-city communities. Pride of ownership is evident throughout this well-maintained residence. The main floor welcomes you with a spacious foyer, leading to an elegant and bright living room featuring gleaming hardwood floors and a charming wood-burning fireplace. The adjoining formal dining room is enhanced by a skylight, creating a warm and inviting space ideal for hosting. The kitchen is both functional and stylish, complete with stainless steel appliances, cork flooring, multiple skylights, and a sunny eating nook with a bay window overlooking the private, beautifully landscaped backyard and patio—perfect for outdoor entertaining. The upper level offers a spacious and tranquil primary retreat with a sitting area, dual closets, and a 4-piece ensuite. Two additional generously sized bedrooms complete this level both with outstanding park views. Just steps from the kitchen, a comfortable family room with custom built-ins provides the perfect space for everyday living. The fully developed lower level features a large recreation room, ideal for a media area, games room, or home gym, along with abundant storage space. Additional highlights include the expansive yard, mature trees, and exceptional privacy rarely found in inner-city locations. Enjoy an unbeatable lifestyle just steps to River Park and the Elbow River pathway system, with easy access to scenic walking and cycling trails. Close to top-rated schools, parks, playgrounds, and the vibrant shops and restaurants of Britannia,

Marda Loop and trendy Mission. Conveniently located just minutes to downtown Calgary, yet tucked away on a quiet, tree-lined street in a highly desirable community known for its charm and strong sense of community.