



THE
A-TEAM

**RE/MAX
FIRST**

9 STANLEY Crescent, Calgary T2S 1G1

MLS®#: **A2192164** Area: **Elboya** Listing Date: **03/06/25** List Price: **\$2,495,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2020** Abv Sqft: **2,223**
 Lot Information Low Sqft:
 Lot Sz Ar: **15,246 sqft** Ttl Sqft: **2,223**
 Lot Shape:

DOM

4
Layout
 Beds: **6 (2 4)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Alley Access,Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Storage**

Construction: **Stone,Stucco**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`2" x 16`11"	Kitchen	Main	20`2" x 14`0"
Dining Room	Main	14`0" x 9`0"	Bedroom - Primary	Main	16`5" x 14`0"
5pc Ensuite bath	Main	17`5" x 8`10"	Bedroom	Main	13`5" x 11`9"
Office	Main	13`7" x 11`9"	Laundry	Main	9`2" x 5`5"
3pc Bathroom	Main	8`4" x 4`11"	Covered Porch	Main	17`7" x 16`3"
Game Room	Lower	17`11" x 14`11"	Family Room	Suite	16`3" x 13`7"

Kitchen
Bedroom
Bedroom
Mud Room
4pc Bathroom

Suite 10`6" x 9`8"
Suite 13`6" x 10`8"
Lower 11`5" x 10`6"
Lower 5`10" x 5`0"
Lower 9`5" x 4`11"

Dining Room
Bedroom
Bedroom
3pc Bathroom
Laundry

Suite 14`4" x 9`0"
Suite 12`6" x 10`8"
Lower 11`6" x 10`0"
Lower 9`0" x 4`10"
Suite 12`6" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

357GU

Zoning:
R-CG

Remarks

Pub Rmks:

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, you'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!

Inclusions:
Property Listed By:

**Built in hot tub, lower electric range, lower microwave hood-fan, lower dishwasher, lower refrigerator, lower washer and dryer and all lighting fixtures.
RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









