

# \$950,000 - 407 Crescent Boulevard Southwest, Calgary

MLS® #A1239428

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## \$950,000

5 Bedroom, 4 Bathroom, 2,383 sqft  
Residential on 0.22 Acres

Elboya, Calgary, Alberta

Welcome to 407 Crescent Boulevard SW, a delightful 1956 built 2-storey home with a beautiful 9700 sf lot across from a park. The 2300 sf plan offers 4 bedrooms upstairs, large living spaces, and SW-facing backyard. Although mostly in original shape, this house has been very well cared for and offers plenty of opportunity for anyone looking to live in Calgary's highly desirable community of Elboya.

This home offers a charming floor plan with lots of windows throughout, original wood-burning fireplaces, a greenhouse, a partially finished basement, and an incredibly beautiful backyard for families to enjoy the outdoors, gardening, entertaining and relaxing. Call today to schedule your private showing.

Built in 1956

## Essential Information

MLS® #	A1239428
Price	\$950,000
Sold Price	\$950,000
Date Sold	July 29th, 2022
Bedrooms	5
Full Baths	2
Half Baths	2
Square Footage	2,383
Lot SQFT	9,720



Year Built	1956
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	407 Crescent Boulevard Southwest
Subdivision	Elboya
City	Calgary
Province	Alberta
Postal Code	T2S 1K6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Goods Included	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mixed
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Ceramic Tile, Hardwood

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Gentle Sloping, Interior Lot, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete
Front Exposure	NE
Frontage Metres	22.91M 75`2"

Site Influence      Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Gentle Sloping, Interior Lot, Landscaped, Private, Rectangular Lot

### **Additional Information**

Zoning              R-C1

HOA Fees          0.00

### **Listing Details**

Listing Office      RE/MAX FIRST

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