

# \$939,900 - 91 Elysian Crescent Sw, Calgary

MLS® #A2233777

**\$939,900**

3 Bedroom, 3.00 Bathroom, 1,859 sqft  
Residential on 0.46 Acres

Springbank Hill, Calgary, Alberta

This beautifully designed villa for those aged 55 and above offers 1,859 sq. ft. of above-grade living space and an impressive 1,785 sq. ft. walkout basement, providing ample room for both comfortable living and entertaining. The open-concept floor plan on the main level is flooded with natural light.

The great room features a cozy fireplace and seamlessly flows into the gorgeous kitchen equipped with a raised breakfast bar, induction range, and custom cabinetry. Adjacent to the kitchen is a nook spacious enough for a large dining table, overlooking your covered deck and yard.

Additionally, the main floor includes a formal dining room, a den/office, and an absolutely palatial master bedroom with a fabulous walk-in closet and a luxurious ensuite 5-piece bath complete with heated floors.

An open staircase enhances the home's warmth and thoughtful design, leading to the expansive family room in the basement, which also enjoys abundant natural light and features heated floors for comfort and efficiency.

Don't overlook the beautifully finished garage, boasting a granite-like epoxy floor. The large, maintenance-free upper deck is covered with a sunroof, features glass railings, and includes a power sun shade.



Mature trees surrounding the property provide privacy and create a wonderful year-round retreat. This well-managed community has recently replaced all the shingles, repainted the exterior walls, and maintains the landscaping, shovelling snow from your driveway and walkways. Items that have been replaced recently include High Efficiency Boiler 2022, Deck Flooring to be replaced in August 2025, Samsung Fridge 2024, Dishwasher in 2023, Microwave Motor in 2023, New garage opener in 2023, New Insulation 2022 and New Roof 2022. PLEASE NOTE, THERE IS AN 18 YEAR OLD AGE RESTRICTION.

Built in 2006

**Essential Information**

MLS® #	A2233777
Price	\$939,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,859
Acres	0.46
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

**Community Information**

Address	91 Elysian Crescent Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E7

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Tankless Water Heater, Water Conditioner, Water Purifier
Heating	In Floor, Forced Air, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), BBQ gas line
Lot Description	Landscaped, Lawn, Rectangular Lot, Street Lighting, Sloped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	2
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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