

# \$895,000 - 87 Elysian Crescent Sw, Calgary

MLS® #A2211927

**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

55+ Villa with Walkout Basement. Walkout villas in Elysian don't come up for sale often and once living in this wonderful home in this 55+ community you will know why. You will love it here too! The open concept floor plan on the main level is flooding with natural light offering fantastic views from every room. The great room with cozy fireplace in the family room right next to the gorgeous kitchen with raised breakfast bar, duel fuel range, custom cabinetry flows to the nook with room for a very large table looking out to your covered deck and yard. The main floor also features a formal dining room, front living room (easily set up as den) and a absolutely palatial master bedroom with a fabulous walk in closet and ensuite 5 piece bath. The open staircase adds to the warmth and well thought out floorplan. Leading to the very large family room, a separate flex room for crafts, theatre, gym or all the above and more. You will also find 2 large bedrooms divided by a full bath. This walkout basement is also flooding with natural light and has heated floors divided into 2 zones for comfort and efficiency. Don't miss the garage which is finished with hot and cold water, painted drywall, and the granite looking finish on floor is stunning. The maintenance free upper deck is covered with a sunroof with UV skylights, has glass railings and the mature trees surrounding the property provide privacy and a truly wonderful place to relax all year round. This energetic well managed condo has recently replaced all



shingles in all units, painted exterior walls and maintains all the grass, shovels snow on your driveway and walkways. Just come enjoy yourself and forget about cutting and shoveling, yet add your own personal touches to your flower beds if you desire.

Built in 2007

### **Essential Information**

MLS® #	A2211927
Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	87 Elysian Crescent Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Electric Oven, Gas Dryer
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	16
Zoning	R-G

## Listing Details

Listing Office	Real Estate Professionals Inc.
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