

\$2,399,900 - 2 Granville Crescent Sw, Calgary

MLS® #A2259763

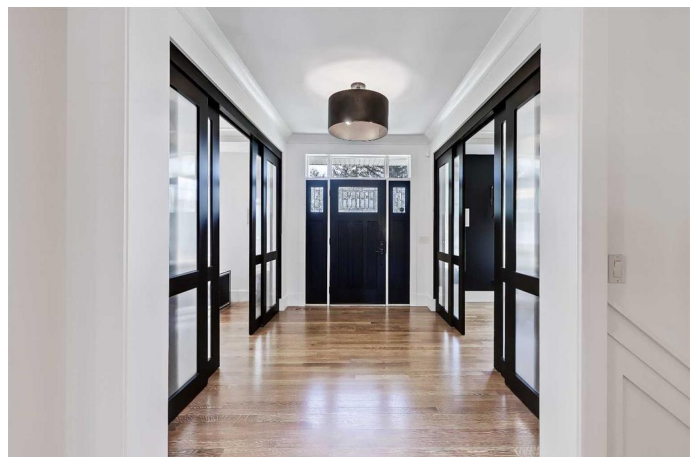
\$2,399,900

5 Bedroom, 5.00 Bathroom, 3,830 sqft

Residential on 0.14 Acres

Glendale., Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Exquisitely crafted and set on an expansive 60' x 100' lot across from a tranquil greenspace in Glendale, this custom estate home offers more than 5,400 sq ft of fully developed living space with 5 bedrooms, 4.5 bathrooms, serene outdoor escapes, and an oversized, insulated/drywalled double attached rear garage. A rare offering in the inner city, this residence boasts an estimated rebuild cost exceeding \$3M. The timeless façade is composed of acrylic stucco, wood shake, and cultured stone, enhanced by pitched rooflines, landscaped grounds, and exposed aggregate walks. Inside, a stained-glass front door opens to a bright foyer with site-finished hardwood, crown mouldings, and custom millwork. A front office with coffered ceilings and built-ins overlooks the greenspace, while the formal dining room boasts coffered ceilings, designer lighting, and a seamless connection to the butler's pantry with dual beverage fridges, quartz counters, prep sink, and extensive cabinetry. The gorgeous chef's kitchen showcases custom cabinetry with organizers, a marble-topped island, premium Thermador appliances (fridge/freezer, dual wall ovens, gas cooktop, hood fan), and an Asko dishwasher. A walk-in pantry provides extra storage, while the casual dining nook with French doors opens to the patio, allowing for easy indoor-outdoor living. The living room



features a panelled wall, quartz-framed gas fireplace, oversized windows, and built-in speakers. A stylish powder room and a mudroom with built-ins complete the main level. Upstairs, four bedrooms (a rarity in the inner-city) include a front bedroom with vaulted ceiling, walk-in closet, and ensuite, plus two bedrooms sharing a Jack & Jill bath with dual sinks, marble counters, and a tiled tub/shower. The primary retreat offers vaulted ceilings, spa-inspired ensuite with heated herringbone floors, freestanding tub, steam shower, and an enormous walk-in closet with custom built-ins. A vaulted reading nook and a well-equipped laundry room add convenience. The basement is designed for entertaining with 9' ceilings, in-floor heating, a rec room boasting a projector and screen, and a kids' play nook. A gym/sports room with puck board walls doubles as a 6th bedroom, while a guest bedroom and full bath complete the level. Outdoors, two aggregate patios, cedar soffit lighting, outdoor speakers, a BBQ gas line, and a zoned irrigation system enhance the fully fenced yard. Additional features include dual high-efficiency furnaces, A/C, on-demand boiler with hot water tank, Sonos system, and central vacuum. Set in Glendale, one of Calgary's most desirable communities, this home offers estate-level living with family-friendly charm, excellent schools, parks, and quick access to downtown and major roadways. Schedule your private showing today!

Built in 2012

Essential Information

MLS® #	A2259763
Price	\$2,399,900
Bedrooms	5
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,830
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Granville Crescent Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.