

**708 Crescent Boulevard SW Calgary, AB T2S 1L4**

**Residential Incomplete** [A2263450](#)  
**Banner:** **WEST-COAST-MODERN FAMILY HOME IN PRIME BRITANNIA**

**DOM:** 0 **LP:** \$3,550,000.00  
**OP:**



<b>Class:</b>	Detached	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Britannia
<b>Type:</b>	House	<b>Ttl Beds:</b>	5
<b>Levels:</b>	2 and Half Storey	<b>F/H Bth:</b>	6/1
<b>Year Built:</b>	2018	<b>RMS SQFT:</b>	4,528.00
<b>LINC#:</b>	<a href="#">0020210621</a>	<b>LP/SF:</b>	\$784.01
<b>Arch Style:</b>	2 and Half Storey	<b>Suite:</b>	No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	Negotiable 07/31/2026	<b>Lot Size:</b>	9095 SF 844.95 SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	39.62 M 129.99'
<b>Front Length:</b>	21.32M 69` 11"	<b>Lot:</b>	8
<b>Legal Desc:</b>	2023GT;14;8	<b>Condo:</b>	No
<b>Legal Pln:</b>	2023GT <b>Blk:</b> 14	<b>Tax Amt/Yr:</b>	\$19,653.00/2025
<b>Zoning:</b>	R-CG	<b>Loc Imp Amt:</b>	
<b>Title to Lnd:</b>	Fee Simple	<b>Front Exp:</b>	S
<b>Disclosures:</b>	No Disclosure		
<b>Restrict:</b>	Restrictive Covenant		

Recent Change: **03/09/2026 : DOWN : \$3,997,000->\$3,550,000**

**Public Remarks:** Fabulous Frank Lloyd Wright inspired west-coast-modern family home. 70' wide elevated and professionally landscaped lot. Built in 2018 with 5835 square feet of total development, 5 bedrooms, 7 baths, 5 terraces and an oversized triple attached garage. Stunning feature staircase with steel frame and hardwood treads. Gorgeous white-oak-plank hardwood throughout 3 levels of the home. Open plan main with 10' ceilings and huge windows. North and south exposures plus fireplace in the Great Room...open to the outstanding and expansive chef's kitchen with a full set of Miele appliances, endless cabinetry, huge island, walk-in pantry and casual dining space. Main dining room with storage and its own terrace. Private office has a wall of built-ins. 4 bedrooms on the second level, all with ensuite baths and walk-in closets. Dream primary suite is over 700 ft2 with a private terrace, coffee station, vast walk-in closet and sparkling 5-piece spa-bath complete with steam and freestanding soaking tub. Upper family room has neighbourhood vistas, terrace and a 3-piece bath. Fully developed lower level with sprawling family-media room with wet bar, 5th bedroom, bath and storage. Well-organized mudroom connects to the triple garage with epoxy-coated floor and heated driveway. Large fully fenced rear yard with architectural-concrete perimeter beds, grass playspace and covered terrace. Britannia is one of the absolute best inner-city neighbourhoods with parks, a playground, access down to the river valley and pathway system, proximity to top schools, a quick drive to the downtown core and walking distance to Britannia Village which has restaurants, groceries, wine store, coffee shop and many other services and amenities. A must see!

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 4	<b>Main:</b> 186.55	<b>Mtr2</b>	2,008.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	1	2	0	0	0	<b>Rms Abv:</b> 10	<b>Upper:</b> 234.11	<b>Mtr2</b>	2,520.00	<b>SqFt</b>
<b>Garage Dims (L x W):</b>	37` 6" x 26` 0"							<b>Blw Grade:</b> 121.42	<b>Mtr2</b>	1,307.00	<b>SqFt</b>
								<b>Total AG:</b> 420.66	<b>Mtr2</b>	4,528.00	<b>SqFt</b>

**Property Information**

<b>Basement:</b>	Full	<b>Laundry Ft:</b>	Laundry Room, Sink, Upper Level
<b>Basement Dev:</b>	Finished	<b>Basement Ft:</b>	Separate/Exterior Entry
<b>Heating:</b>	In Floor, Forced Air	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Wood Frame	<b>Fireplaces:</b>	1/Gas
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood
<b>Exterior Feat:</b>	Balcony, BBQ gas line, Covered Courtyard, Private Yard	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Membrane	<b>Patio/Porch:</b>	Balcony(s), Terrace
<b>Reports:</b>	Floor Plans, RMS Supplements, RPR with Compliance		
<b>Parking:</b>	Triple Garage Attached <b>Total:</b> 7		
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
<b>Comm Feature:</b>	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
<b>Lot Features:</b>	Back Lane, Back Yard, Landscaped, Views		
<b>Goods Include:</b>	Miele speed oven, 2nd dishwasher, 2nd bar fridge, Elan home automation system, TV's in kitchen and lower family room , sprinkler system, alarm system		
<b>Appliances:</b>	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Window Coverings, Wine Refrigerator		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	None		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).