

\$3,795,000 - 530 Crescent Road Nw, Calgary

MLS® #A2253643

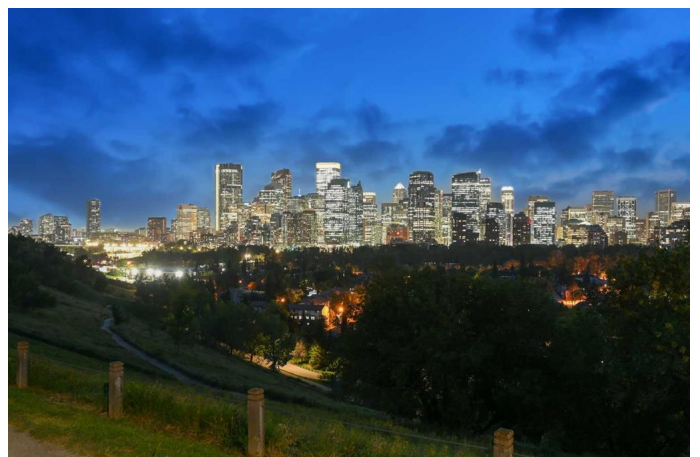
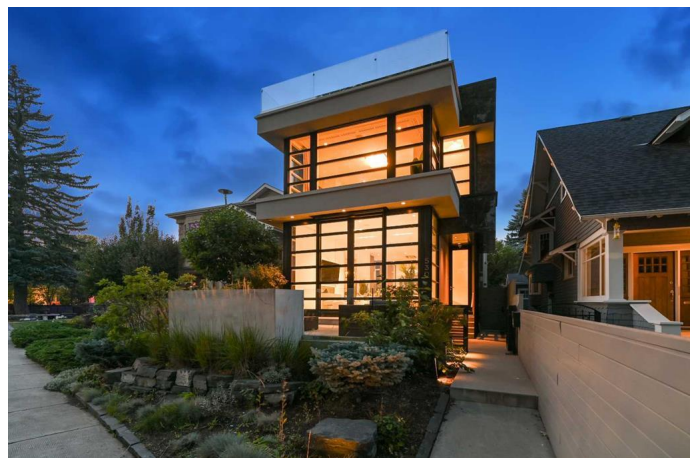
\$3,795,000

3 Bedroom, 5.00 Bathroom, 3,225 sqft

Residential on 0.08 Acres

Rosedale, Calgary, Alberta

Perched high above the city on one of Calgary's most coveted streets, this architectural triumph redefines modern luxury. Designed by Sean McCormick, curated by Paul Lavoie, and masterfully built by Riverview Custom Homes, every square inch of this residence is a study in world-class design and flawless execution. From the moment you enter, you're enveloped in sleek sophistication—soaring ceilings, sculptural lines, and bespoke millwork that blur the boundaries between art and architecture. The living room opens wide with full-height Reynaers sliding walls of glass, connecting to a dramatic front terrace where a dual fireplace and uninterrupted city skyline views create the ultimate backdrop for entertaining. The dining space and chef's kitchen flow with understated elegance, elevated by a showpiece quartz waterfall island, custom cabinetry, and an integrated Miele appliance suite. Hidden within the paneled wall: a discreet powder room and a private elevator connecting all four levels. At the rear, a refined den and screened three-season room invite intimate moments of calm. Upstairs, the primary suite is pure indulgence—floor-to-ceiling windows frame the city lights, while a couture dressing room and spa-inspired ensuite with heated floors, freestanding tub, and oversized shower create a private sanctuary. A second lavish bedroom with ensuite and a designer laundry room complete this level. The top floor is where



glamour meets leisure—a sprawling media lounge with home theatre, wet bar with dual Sub-Zero fridges, and seamless access to a private terrace with flame table and fireplace. From sunrise to sunset, the panoramic city and mountain views here are simply unforgettable. A third bedroom and bath round out this floor.

On the lower level, discover a private gym, steam shower, and a custom mudroom leading to the immaculate heated double garage with EV charger rough-in. Technology and comfort intertwine with in-floor heating, full snowmelt system, central A/C, complete home automation, and secured gated perimeter with cameras. This is more than a home—it’s a statement. A one-of-a-kind residence on Crescent Road where luxury, design, and location converge in perfect harmony.

Built in 2015

Essential Information

MLS® #	A2253643
Price	\$3,795,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,225
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	530 Crescent Road Nw
Subdivision	Rosedale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Concrete Driveway, Electric Gate, Heated Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Bookcases, Elevator
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Washer, Built-In Refrigerator, Built-In Freezer, Induction Cooktop, Warming Drawer, Water Purifier
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Entrance
Lot Description	Back Lane, Front Yard, Irregular Lot, Views
Roof	Flat Torch Membrane, Flat, Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	36
Zoning	R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.