

# \$995,000 - 2331b Osborne Crescent Sw, Calgary

MLS® #A2201448

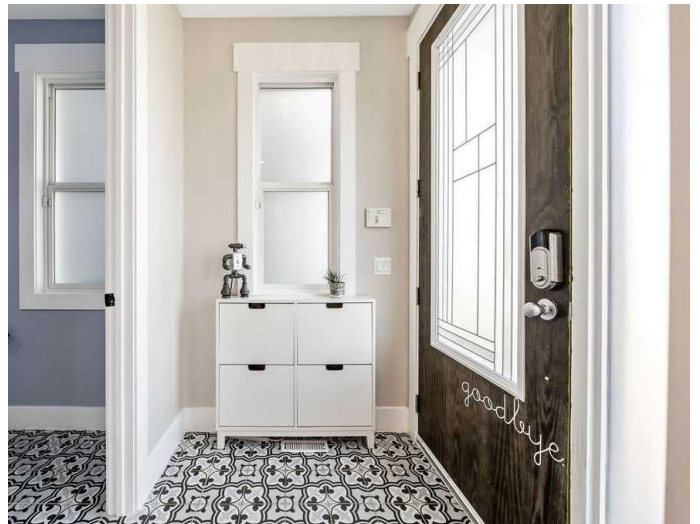
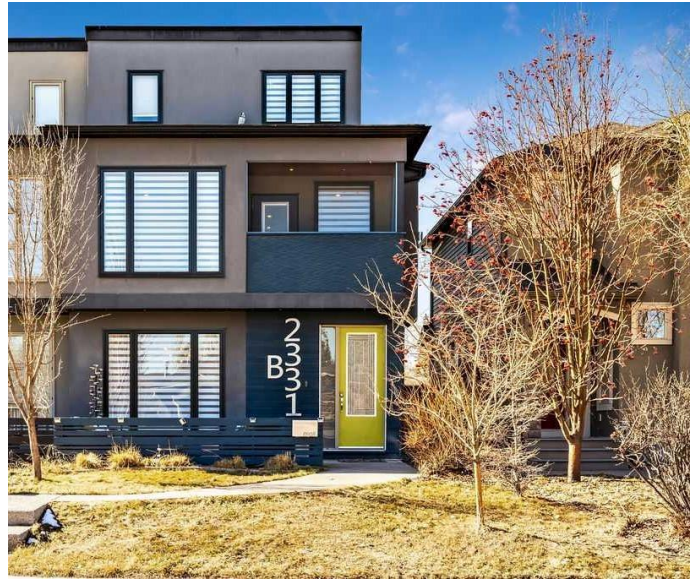
**\$995,000**

4 Bedroom, 5.00 Bathroom, 2,456 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

\*\*\*OPEN HOUSE WEEKEND - SATURDAY, MAY 3 - 1:00-3:00PM & SUNDAY, MAY 4 - 1:30-4:00 PM.\*\*\* Welcome to a truly unique and inspiring home in the heart of Richmond! Spanning 3,359 square feet of meticulously designed total living space across four finished levels, this one-of-a-kind property blends modern luxury with artistic charm. Equipped with an elevator, it ensures effortless access to all floors, making this home ideal for aging in place. The main living area is an entertainerâ€™s dream, centred around a 13-foot waterfall islandâ€™host legendary gatherings of 100+ guests with ease! The chefâ€™s kitchen boasts high-end appliances, including a new Wolf gas range and oven, a Miele dishwasher, and a Jenn-Air refrigerator. The private primary suite is a retreat like no other, occupying almost the entire second level. Enjoy your own private balcony, a massive spa-like ensuite (over 250 square feet), and the convenience of the laundry room on the same floor. The third level features two additional bedrooms, each with their own ensuite, perfect for family or guests. A skylight floods this level with natural light. The lower level is just as impressive, featuring a large bedroom or office space, a four-piece bathroom, and a spacious family room with a wet barâ€™a perfect space for entertaining, relaxing, or working from home. Outside, the low-maintenance backyard features a cobblestone patio, raised planters, and a Webber BBQ (included)â€™a perfect space for



relaxation or entertaining. This home also has two furnaces with heat exchangers; air conditioning; a water softener and water de-chlorinator; a heated garage with 220V service and a charming "she-shed" space; and party-wall soundproofing for complete privacy. Located in the vibrant, walkable neighbourhood of Richmond, with easy access to work, schools, amenities, and great neighbours, this home is a rare find. Don't miss out on this extraordinary fusion of function, style, and artistic inspirationâ€”book your showing today!

Built in 2013

**Essential Information**

MLS® #	A2201448
Price	\$995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,456
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	2331b Osborne Crescent Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Y7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Elevator, Soaking Tub, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Flat, Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	48
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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