

\$499,000 - 2525 Dogwood Crescent Se, Calgary

MLS® #A2111055

\$499,000

2 Bedroom, 1.00 Bathroom, 1,236 sqft

Residential on 0.16 Acres

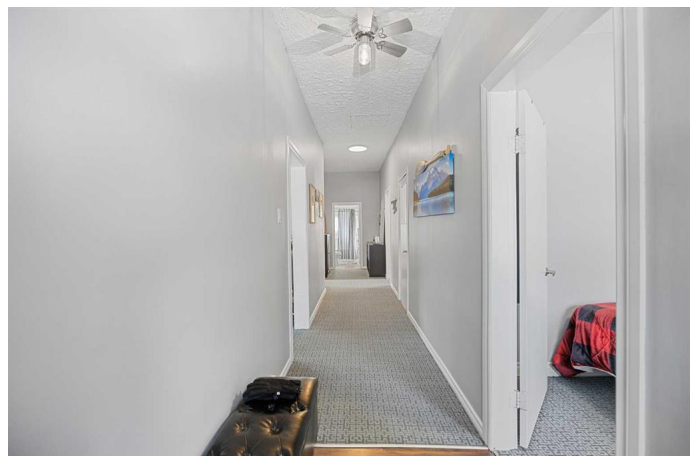
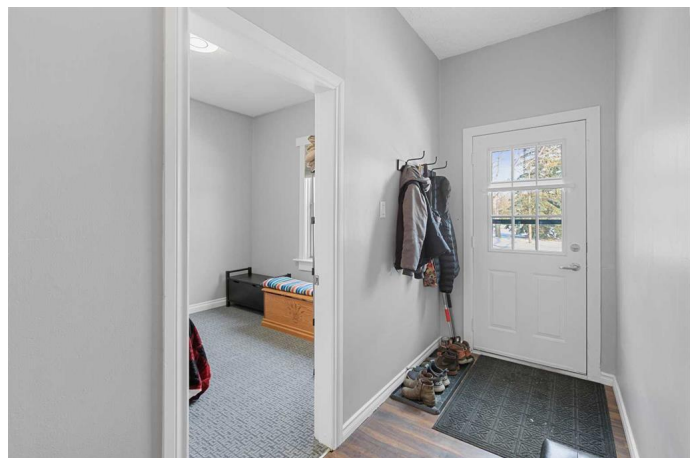
Southview, Calgary, Alberta

An exceptional opportunity awaits with this expansive 58' wide x 120' long lot boasting rare R-C2 zoning in the heart of the community. With its generous dimensions and potential for subdivision, this property is a veritable dream for investors and builders alike. Imagine the possibilities - whether crafting semi-detached residences, duplexes, or multi-level suites, the canvas is yours to create. Nestled in a quaint neighborhood opposite a charming park, the current home is strategically positioned.

Step inside to discover a welcoming entrance, with a wide hallway and lofty ceilings setting the tone. Two generously-sized bedrooms grace the main level, while the primary bedroom offers an expansive walk-in closet, currently utilized as a den. The updated main floor bathroom is bright and spacious. Some other upgrades include the refreshing newer carpet throughout, the new hot water tank and freshly painted exterior stucco.

Outside, revel in the vast south-facing backyard, bathing in the glow of sunshine all day long. A discreetly placed single car garage completes the picture, nestled in the corner of the lot.

For builders planning to redevelop, imagine ascending to the future second floor and being mesmerized by the sweeping views of downtown and the majestic mountains



beyond.

Great access to Deerfoot Trail and only a 10 minute drive to Eau Claire and Down Town. Whether seizing the opportunity for immediate investment as a great income property or holding for future appreciation, this property offers a myriad of possibilities.

Built in 1933

Essential Information

MLS® #	A2111055
Price	\$499,000
Sold Price	\$499,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,236
Acres	0.16
Year Built	1933
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2525 Dogwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1T4

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, See Remarks
Appliances	Gas Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Level, Other, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 15th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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