

\$839,900 - 74 Waskatenau Crescent Sw, Calgary

MLS® #A2114039

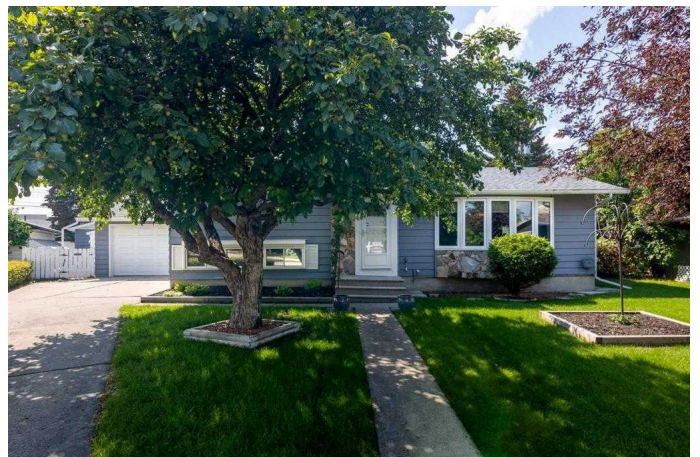
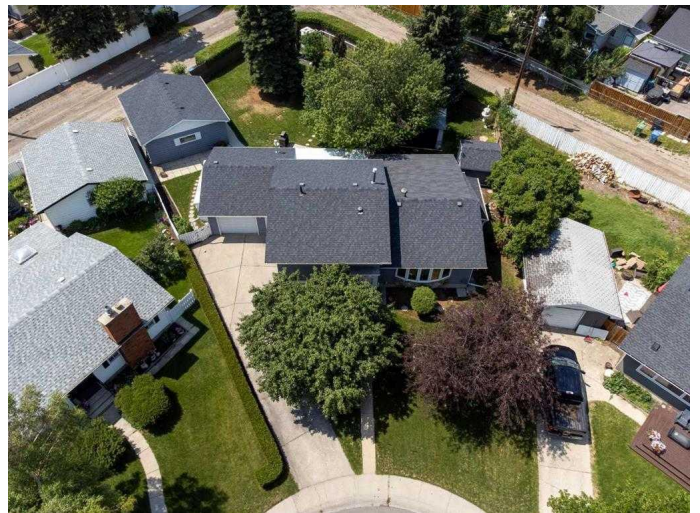
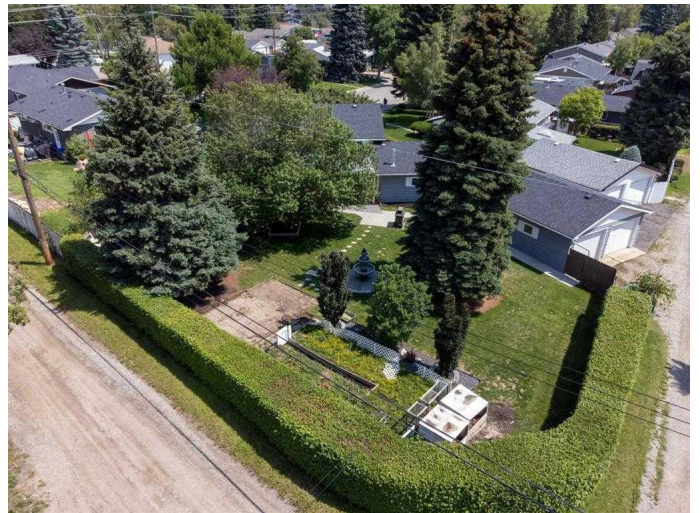
\$839,900

4 Bedroom, 2.00 Bathroom, 1,434 sqft

Residential on 0.27 Acres

Westgate, Calgary, Alberta

Calling all dreamers, renovators, investors, developers, and builders! We are pleased to present an exceptional opportunity to acquire the largest plot in the highly coveted inner-city neighborhood of Westgate! Encompassing over 0.27 acres, this 4-level split residence with over 2,500 square feet of developed living space offers a rare opportunity for discerning buyers. Upon entering, you'll be welcomed by a bright and spacious family room, leading to the open-concept dining room and the connecting kitchen. The beautiful sunroom has a trendy mid-century modern feel and boasts a cozy electric fireplace. The upper level reveals two generously sized bedrooms and a 4-piece bathroom. The lower level features two additional bedrooms and a 3-piece bathroom. The spacious basement offers endless storage options and a convenient laundry area to fulfill all your organizational needs. A single attached garage, an oversized double detached garage, and a front driveway provide parking for up to 5 cars, and can easily accommodate RV parking. The south-facing backyard is very private and beautifully landscaped with an expansive mature garden, numerous trees, and lots of open green space for outdoor activities. Nestled at the back of a quiet crescent, this residence is in a prime location surrounded by an array of amenities, including public transit, schools, parks, shopping, and dining options. Don't let this extraordinary opportunity pass you by! ****The current owners had plans for an extensive



renovation and will include approved plans and an active development permit from the City of Calgary. The plans entail the custom architectural plans (Ellergodt designs) and construction plans for a spacious 3,500+ square-foot, 5-level split residence. For added convenience, all pertinent assessments, plans, surveys, and permits will be seamlessly transferred to the buyer, enabling the immediate commencement of construction. Presently, the existing structure on the premises has had its kitchen removed, and the property is being sold in its current condition. The expansive nature of the lot and excellent layout of the current house present endless possibilities for customization and development.

Built in 1962

Essential Information

MLS® #	A2114039
Price	\$839,900
Sold Price	\$800,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,434
Acres	0.27
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	74 Waskatenau Crescent Sw
Subdivision	Westgate
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C2X6

Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Storage
Appliances	Dryer, Washer, Water Softener
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Awning(s), Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Many Trees, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 22nd, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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