

\$639,900 - 2304 Crestwood Road Se, Calgary

MLS® #A2129234

\$639,900

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.21 Acres

Ogden, Calgary, Alberta

TRIPLE LOT with LEGAL BASEMENT SUITE

- Investor's Dream! Discover an incredible opportunity in the heart of Lynnwood with this solid raised bungalow, perfectly positioned on a massive 75' x 120' R-2 lot. Located on a picturesque corner, the property boasts immense potential for rental income or extended family living. This could be the golden ticket for those seeking an investment opportunity with endless possibilities. The main level offers 960 sq. ft. of cozy living space, featuring 2 bedrooms and 1 bathroom. The layout is ideal for comfortable living, with ample natural light streaming through the windows, illuminating the spacious living room. A fully equipped kitchen and dining area make this a welcoming space to call home. What truly sets this property apart is the legal basement suite with its own separate entrance. This self-contained unit includes 2 bedrooms, 1 bathroom, a fully equipped kitchen, and a cozy living room. Whether you're looking to generate rental income or need extra space for guests, this legal suite is a valuable asset. Step outside to the stunning tree-lined streets and find yourself at the doorstep of miles and miles of walking paths and parks. This neighborhood is a paradise for those who love outdoor activities, with plenty of green spaces to explore and enjoy. With a triple lot this size, the possibilities for future development are limitless. Don't miss out on this incredible opportunity! Contact us today to schedule a viewing and explore the potential



of this unique property.

Built in 1954

Essential Information

MLS® #	A2129234
Price	\$639,900
Sold Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.21
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2304 Crestwood Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0C6

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 17th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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