

\$1,499,900 - 811 Crescent Boulevard Sw, Calgary

MLS® #A2132350

\$1,499,900

4 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.19 Acres

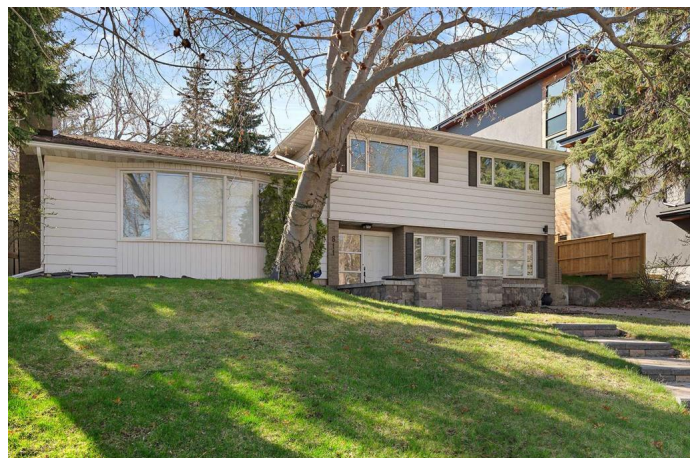
Britannia, Calgary, Alberta

Comfortable and happy family home in CENTRAL BRITANNIA close to CRESCENT PARK, BRITANNIA RIDGE PARK (off-leash for dogs), the ELBOW RIVER PATHWAY system and all the SHOPS AND SERVICES OF BRITANNIA PLAZA. This location offers NICE PRIVACY WITH NO HOUSE DIRECTLY ACROSS the Boulevard. This 4-level split has a total of 2542 square feet of developed area with 4 bedrooms and 2 full baths. The main level has a charming living room with fireplace, dining room with French doors to the rear deck and an efficient kitchen with vintage cabinetry. Family room and rec room with another fireplace are on the lower level. 3 Bedrooms with a 4pc bathroom are on the upper level. BEAUTIFUL REAR YARD WITH MATURE LANDSCAPING AND SUNNY EXPOSURE. Double garage at the rear. THE LOT IS APPROX 8390 ft2 with 72' frontage and would be an ideal candidate for redevelopment. This is truly a gem for an interior Britannia location!!!!

Built in 1956

Essential Information

MLS® #	A2132350
Price	\$1,499,900
Sold Price	\$1,600,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,319
Acres	0.19
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	811 Crescent Boulevard Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1L3

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), French Door, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Permeable Paving, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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