

\$700,000 - 2744 Grant Crescent Sw, Calgary

MLS® #A2133679

\$700,000

4 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.18 Acres

Glenbrook, Calgary, Alberta

INVESTOR and BUILDER ALERT! This is a MASSIVE 50' X 160' R-C1 lot on a very quiet, desirable street in sought after Glenbrook! With the new zoning changes approved by the city of Calgary, this is a PRIME LOT for redevelopment (subject to city approval)! Presently there is a detached home with illegal 1 bedroom basement suite, and 3 bedroom suite upstairs. Nice hardwood floors throughout main floor suite and primary bedroom has 2 piece ensuite bath. Oversized double detached garage (24' X 24' is insulated and drywalled) PLUS single attached garage (insulated and drywalled). Property is primarily land value, but could make a great rental property or live up and rent down scenario. Mid efficiency furnace (2000), 2 hot water tanks (2018 & 2021), shingles on house and garage (2019). Common laundry room in basement for both suites to share. Priced to sell quickly!

Built in 1959

Essential Information

MLS® #	A2133679
Price	\$700,000
Sold Price	\$787,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,116
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2744 Grant Crescent Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4L1

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Leased, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Built-In Refrigerator, Dishwasher, Gas Dryer, Range, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, See Remarks, Sloped Up, Treed
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
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Date Sold	May 24th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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