

\$579,900 - 2045 Birch Crescent Se, Calgary

MLS® #A2136226

\$579,900

4 Bedroom, 2.00 Bathroom, 1,443 sqft

Residential on 0.18 Acres

Southview, Calgary, Alberta

Discover an exceptional opportunity for developers and investors with this prime inner-city property. New roof added in fall 2023, Situated on a large lot, this spacious 1,400-square-foot bungalow features four bedrooms on the main floor, providing ample space and comfort. The home boasts well-maintained hardwood floors and generously sized rooms. Located on a quiet street, the property offers easy access to downtown and is in close proximity to public transit. The oversized heated garage, complete with a large driveway, offers excellent potential as a workshop or valuable winter storage space. Outdoor living is enhanced by a large covered patio room that extends from the back of the home to the garage, perfect for entertaining or relaxing. The expansive basement includes an additional bedroom, a spacious family room, and ample storage, offering significant potential for customization. A fascinating Cold War era bomb shelter in the basement! The north-facing backyard features a deck ideal for outdoor gatherings. This property presents a fantastic opportunity for developers looking to capitalize on a prime location, investors seeking a perfect rental property or the perfect family home for lots of room to grow into. Don't miss out on this unique offering!

Built in 1963

Essential Information



MLS® #	A2136226
Price	\$579,900
Sold Price	\$603,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,443
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2045 Birch Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P2

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2024
Date Sold June 4th, 2024
Days on Market 5
Zoning SR
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Solutions

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