

# \$419,000 - 2415 Crestwood Road Se, Calgary

MLS® #A2140545

**\$419,000**

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

Great Investment Opportunity in Ogden!

Discover this promising investment in the rapidly developing community of Ogden. With R2 zoning, a 50-foot wide lot, an illegal suite downstairs, and a spacious sunny backyard, this home offers multiple attractive features. The main floor is thoughtfully designed with 2 bedrooms, a 4-piece bathroom, an open kitchen overlooking a sizable dining area, and a large family room featuring a wood-burning fireplace for cozy evenings. A few steps down from the kitchen lead to a shared laundry room on the landing.

The illegal basement suite boasts 2 bedrooms, a 3-piece bathroom, a family room perfect for a big screen TV, and a well-sized kitchen. The property also includes a front yard parking spot for your RV and ample space in the backyard to build your dream garage.

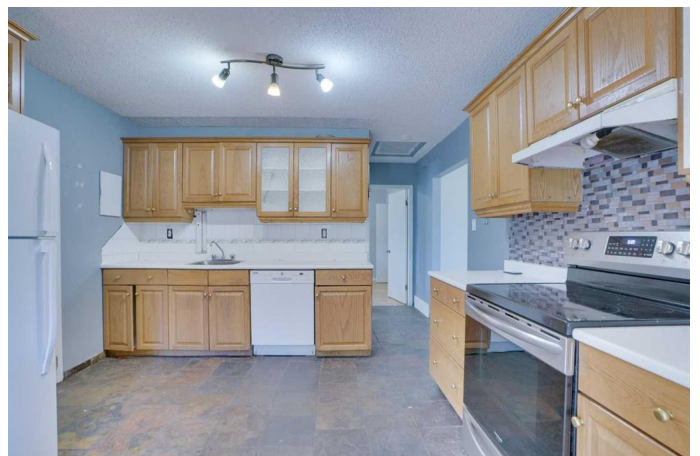
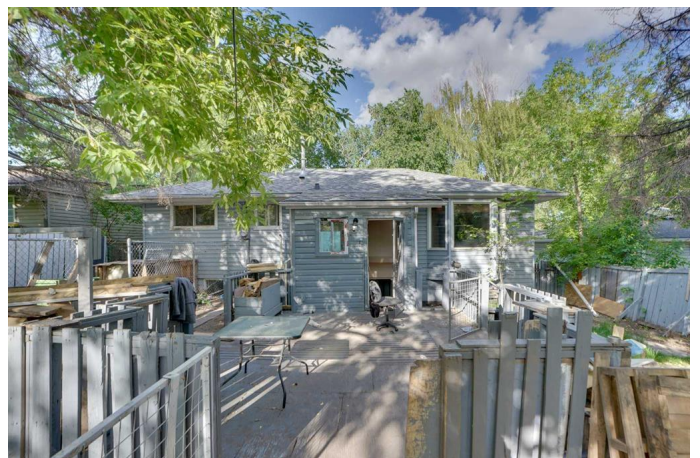
This home offers versatile options: live in, rent out, or hold the property for future redevelopment into a new home or two infills, as seen in the neighborhood recently. Priced competitively and ready for you to seize this outstanding opportunity! The property is sold as is where is. No warranties or representations are made either by the sellers or the selling agent.

Built in 1957

## Essential Information

MLS® #

A2140545



|                |             |
|----------------|-------------|
| Price          | \$419,000   |
| Sold Price     | \$447,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,101       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2415 Crestwood Road Se |
| Subdivision | Ogden                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C0E1                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Separate Entrance                        |
| Appliances        | Dishwasher, Electric Range, Washer/Dryer |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Gas                                      |
| Has Basement      | Yes                                      |
| Basement          | Full, Suite                              |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Back Lane, City Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt                  |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2024 |
| Date Sold      | June 27th, 2024 |
| Days on Market | 14              |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.