

\$725,000 - 47 Cromwell Avenue Nw, Calgary

MLS® #A2150768

\$725,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.15 Acres

Collingwood, Calgary, Alberta

**** Attention developers and renovators****
OVERSIZED LOT

Discover the potential of this classic 1201 square foot home located in the desirable community of Collingwood. Nestled on a quiet, tree-lined street, this charming residence at 47 Cromwell Avenue NW is a rare find, retaining its original character and awaiting your personal touch.

Key Features:

Spacious Layout: With 1201 square feet of living space, this home offers a functional floor plan that includes 3 bedrooms and 2 bathrooms, providing ample space for a growing family or those seeking additional room for guests or a home office.

Original Charm: Step back in time and appreciate the home's vintage charm with its original hardwood floors, classic fixtures, and timeless design elements that add a unique touch to every room.

Large Lot: Situated on a fantastic lot, the property boasts a beautifully landscaped front yard and a sizable SOUTH WEST EXPOSED backyard, perfect for outdoor entertaining, gardening, or creating your own private oasis.

Prime Location: Located in the heart of Collingwood, you'll enjoy the convenience of



being close to top-rated schools, parks, shopping, and dining options. The neighborhood is known for its friendly community atmosphere and easy access to downtown Calgary.

Endless Possibilities: Whether you're looking to renovate and modernize or preserve the home's original charm, the possibilities are endless. This is an excellent opportunity for investors, renovators, or anyone looking to create their dream home. Many Million Dollar+ homes have been built on this popular street.

Don't miss your chance to own a piece of Calgary's history and make it your own. Schedule a viewing today and explore the potential. This charming home won't last long on the market!

Built in 1959

Essential Information

MLS® #	A2150768
Price	\$725,000
Sold Price	\$717,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	47 Cromwell Avenue Nw
Subdivision	Collingwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0M6

Amenities

Parking Spaces	2
Parking	Attached Carport, Off Street

Interior

Interior Features	Bar
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 6th, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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