

# \$750,000 - 23 Croydon Road Nw, Calgary

MLS® #A2154810

## \$750,000

4 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.14 Acres

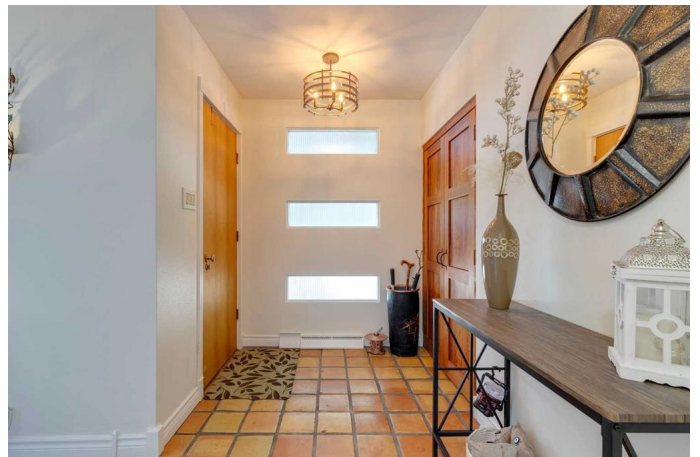
Cambrian Heights, Calgary, Alberta

**\*\*OPEN HOUSE Sunday September 01, 3:00pm-5:00pm\*\*** Tucked away on a private street and **FRONTING ONTO GREENSPACE**. Over 2200ft<sup>2</sup> of living space this home has been lovingly customized with **SECURITY STORM DOORS**, **HAND-SAWN PINE FLOORS** with Celtic inlay, **CUSTOM WOODWORK THROUGH OUT**, including the kitchen with **CUSTOM CHERRY CABINETRY**, **WOLF PROFFESIONAL GAS STOVE**, and **SKYLIGHTS** in the kitchen and bathroom. 3 **BEDROOMS** and bathroom with a **CLAWFOOT TUB** complete the main floor. Downstairs you'll find a **LARGE FAMILY ROOM**, **LAUNDRY**, **WORKSHOP**, 3 **PIECE BATH**, and 4TH **BEDROOM**. The **PARK-LIKE BACKYARD**, faces **WEST** and backs out onto a field, complete with an oversized single garage and shed for storage. Steps to Dog Park, Confederation Park, 10 minutes to downtown, the U of C, and Foothills Medical Centre. You'll want to take a look at this one!

Built in 1957

## Essential Information

MLS® #	A2154810
Price	\$750,000
Sold Price	\$732,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,222
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	23 Croydon Road Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1S5

### Amenities

Parking Spaces	3
Parking	Single Garage Detached

### Interior

Interior Features	Built-in Features, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 6th, 2024
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Date Sold	October 2nd, 2024
Days on Market	57
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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