

# \$714,000 - 445 Marsh Road Ne, Calgary

MLS® #A2155392

**\$714,000**

3 Bedroom, 3.00 Bathroom, 1,328 sqft  
Residential on 0.12 Acres

Crescent Heights, Calgary, Alberta

Located Just steps from the BOW RIVER and its scenic pathways, this charming century home offers a perfect blend of character and modern convenience. Located within WALKING DISTANCE to PRINCEâ€™S ISLAND PARK, trendy shops, and top dining spots in Bridgeland, Inglewood, and Kensington, you'll love the vibrant lifestyle this location provides. 3 FULL 4 piece BATHROOMS! The main floor bedroom is currently used as an office area; but can be a full sized large 3rd bedroom that will fit a king size bed. The home has been extensively renovated, down to the framing, with modern building envelope construction and reinsulation. Interior highlights include 9 foot ceilings on the main level, a fully remodeled upstairs, a main floor bathroom renovation, and a beautifully updated kitchen with custom cabinets, stone countertops, and stainless steel appliance. Other updates include new windows throughout (preserving historical feature windows), a new roof (2020), a new hot water tank (2019), a new 100A electrical panel (2020) and a high-efficiency furnace installed pre-2016. This home can also be used as a OFFICE SPACE! Perfect INNER CITY OFFICE FOR YOUR COMPANY. Also a great opportunity to buy AND RENT OUT! Would be GREAT CASH FLOW HOME. COULD RENT OUT 3 BEDROOMS. Enjoy an easy bike or walk to the Beltline. With quick access to major routes like Edmonton Trail, Crowchild, Memorial Drive, and Deerfoot,



getting around the city is a breeze. Local favorites like Blush Lane Market, Phil & Sebastian Coffee, and Charbar are just a stroll away. The private yard features a newly added deck, pergola, and shed (2020). Set on a massive 145-foot lot (MC-2 zoned), this property combines historical charm with modern upgradesâ€”an opportunity not to be missed in Crescent Heights!

Built in 1910

**Essential Information**

MLS® #	A2155392
Price	\$714,000
Sold Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.12
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	445 Marsh Road Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5B2

**Amenities**

Parking Spaces	2
Parking	Off Street, On Street

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2024
Date Sold	October 4th, 2024
Days on Market	56
Zoning	(M-C2)
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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