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

MLS® #A2155392

## \$714,000

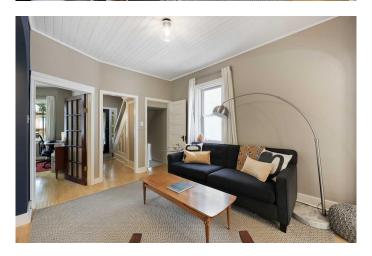
3 Bedroom, 3.00 Bathroom, 1,328 sqft Residential on 0.12 Acres

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 PRINCE'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 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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