

\$1,149,000 - 23 & 25 Creston Crescent Nw, Calgary

MLS® #A2161983

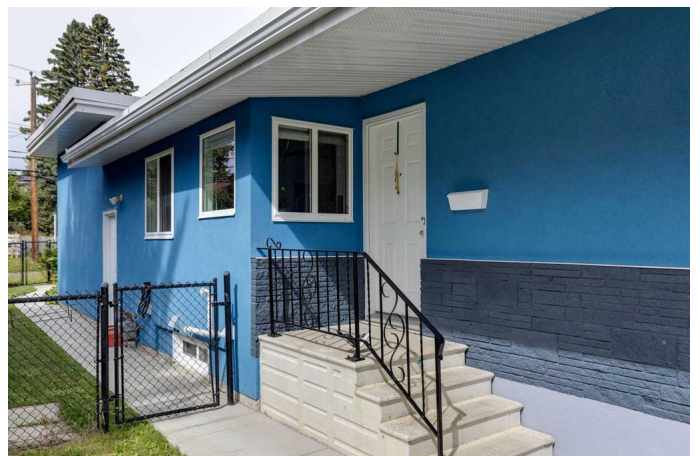
\$1,149,000

8 Bedroom, 4.00 Bathroom, 1,883 sqft

Residential on 0.22 Acres

Banff Trail, Calgary, Alberta

Outstanding opportunity for investors - this Side x Side duplex is primely located centrally in Banff Trail facing a green space on a lovely tree-lined street. R-CG zoned, the irregular lot is pie shaped totalling 9,536 SQFT, offering plenty of options opportunities. The property has been meticulously and lovingly cared for by the resident owners - upper units provide 941 SQFT presenting a distinctive layout with large living and dining channelling mid-century vibes with focal fireplaces and decorative concrete block demising wall + fully renovated bathrooms and new flooring. Unit 23 has a fully-renovated kitchen and gas fireplace insert; the downstairs suite can be easily separated and legalized and has separate sub panel. It features a large, newer kitchenette, 2 large bedrooms, laundry (newer front load w/d), and spacious living room. Unit 25 also has new flooring throughout, an updated kitchen with newer appliances, and renovated 4pc bath; downstairs is a mirror layout to adjacent and can be easily outfitted to properly suite (rough-in sub-panel). All windows have been replaced with expansive dual pane windows; lower level all meet egress and are fully above grade. With side-entry access to both sides, the lower units may be self-contained with potential to add stacked second laundry for the upstairs unit. Unique pie lot has 136'™ across the back offering ample space for parking off the alley + fenced including newly built along the side perimeters. The current property has potential for



long-term hold, redevelopment, or opportunity to build a large garage with carriage suite(s) *subject to city permitting*. A short walk to C-train, UofC, and proximity to schools, shops, and restaurants.

Built in 1962

Essential Information

MLS® #	A2161983
Price	\$1,149,000
Sold Price	\$1,300,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,883
Acres	0.22
Year Built	1962
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	23 & 25 Creston Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J9

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Beamed Ceilings, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Irregular Lot, Level
Roof	Flat Torch Membrane
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 18th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Charles
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