

\$899,900 - 55 Coleridge Crescent Nw, Calgary

MLS® #A2162080

\$899,900

4 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.27 Acres

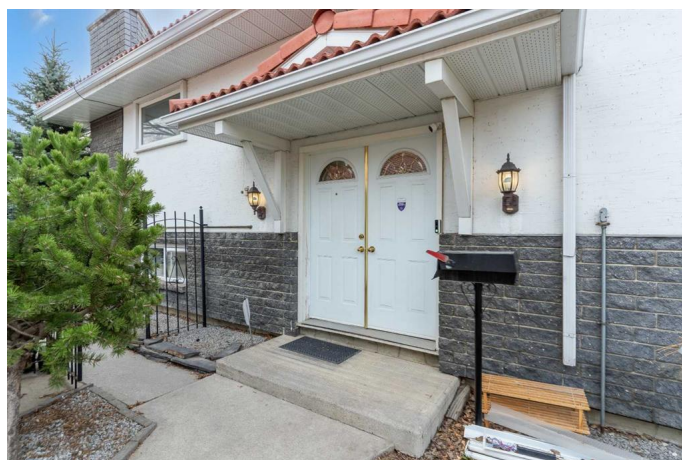
Cambrian Heights, Calgary, Alberta

Attention Homeowners, Investors, and Developers! This property presents a rare opportunity with over 11,000 square feet of prime land nestled in a serene street at the heart of Cambrian Heights, surrounded by stately residences. Situated within close proximity to all levels of schools and boasting convenient access to transit and various amenities, this Bi-level home spans over 1450 square feet. The main level comprises three bedrooms and two full baths, while the basement offers a fourth bedroom, a bath, and two expansive recreation spaces. The versatility of this property is unparalleled; whether you choose to maintain it as a lucrative rental, embark on a renovation project to enhance the Bi-level's charm, explore the possibility of adding a second story, or pursue a complete redevelopment, the options abound. Additionally, car enthusiasts or hobbyists will find solace in the two detached garages and ample driveway parking. This property is a canvas awaiting your vision and promises boundless potential.

Built in 1968

Essential Information

MLS® #	A2162080
Price	\$899,900
Sold Price	\$845,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,457
Acres	0.27
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	55 Coleridge Crescent Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1X8

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Quad or More Detached

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2024
Date Sold	October 25th, 2024
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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