

\$1,249,000 - 9 Tamarac Crescent Sw, Calgary

MLS® #A2162603

\$1,249,000

5 Bedroom, 2.00 Bathroom, 1,411 sqft
Residential on 0.34 Acres

Spruce Cliff, Calgary, Alberta

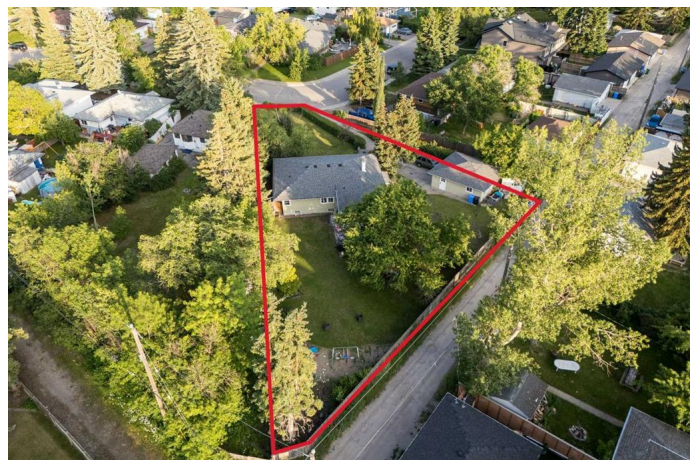
Attention Investors and Developers!

Welcome to 9 Tamarac Crescent, a premier lot in the heart of Spruce Cliff, perfect for bringing your most innovative development vision to life. Spanning an impressive 14,629 sq ft, this property offers unparalleled potential in one of Calgary's most sought-after communities.

Zoned RC-2 and strategically located, this expansive lot presents a unique canvas for your creative ideas. Whether you envision a custom residence or a thoughtful redevelopment, the possibilities are endless. The additional back alley access further enhances the flexibility of your design.

For those envisioning living in this charming neighborhood, the property boasts an expansive bungalow with over 2,500 sq ft of developed living space. One of the home's most enchanting features is the sunken sunroom/family room—a cozy retreat that captures an abundance of natural light, offering a perfect blend of warmth and serenity. Step into this inviting space and let the outside in, creating a seamless connection with the massive outdoor area, perfect for gardening, sports, or simply soaking up the tranquility. A double detached garage complements the property, adding practicality to its charm.

Nestled in a prime location near the Bow River, abundant parks, and the prestigious



Quest School, this property offers not just space, but also convenience. With easy access to the C-Train, shopping, dining, and recreational facilities like the Shaganappi Point Golf Course, the appeal of this lot is undeniable.

This is a rare opportunity to shape something extraordinary in a neighborhood renowned for its blend of tranquility and urban amenities. Schedule your viewing today and imagine the possibilities that await!

Built in 1954

Essential Information

MLS® #	A2162603
Price	\$1,249,000
Sold Price	\$1,200,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,411
Acres	0.34
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9 Tamarac Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3B7

Amenities

Parking Spaces	6
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Parking	Double Garage Detached
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Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 6th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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