

\$685,000 - 2731 Grant Crescent Sw, Calgary

MLS® #A2167461

\$685,000

4 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.21 Acres

Glenbrook, Calgary, Alberta

Discover this well-loved Glenbrook gem, offering ENDLESS POTENTIAL! Whether you're looking to renovate or redevelop, this inner-city home provides the RARE OPPORTUNITY to personalize everything from design, colors, finishes, flooring, appliances, etc. The main floor features a spacious living room with a cozy gas stove/fireplace, a dining area, and an inviting eat-in kitchen. You'll find three comfortable bedrooms and a 4-piece main bath, with the master suite offering the convenience of a private 2-piece ensuite. The fully finished basement boasts a large recreation/games area with another gas stove/fireplace, a versatile 4th bedroom, and a 3-piece bathroom. There's also a handy workshop area for your projects and hobbies. This home is the IDEAL CANVAS FOR YOUR VISION! This property also offers a single garage - perfect for parking or storing your outdoor gear. A GENEROUS FRONT TO BACK PIE LOT of 9278 sq. ft.; this lot offers 55% MORE AREA than a typical 50 ft x 120 ft. lot. The rear property line dimension is 120 FEET. Imagine the potential for a new triple or even quadruple garage (subject to city approval), perfect for car enthusiasts or those in need of ample storage space. Plus, there's plenty of room to park your BIG TOYS! Located just a ten minute stroll from the Westgate 45th LRT station, commuting to downtown or around the city is a breeze. Be sure to consult with your agent to explore recent sale values and new



developments within the block. Don't miss out on this RARE OPPORTUNITY!

Built in 1959

Essential Information

MLS® #	A2167461
Price	\$685,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.21
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2731 Grant Crescent Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4K9

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Pie Shaped Lot, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 22nd, 2024
Days on Market	32
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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