

\$539,900 - 2456 Crestwood Road Se, Calgary

MLS® #A2172069

\$539,900

2 Bedroom, 2.00 Bathroom, 720 sqft

Residential on 0.14 Acres

Ogden, Calgary, Alberta

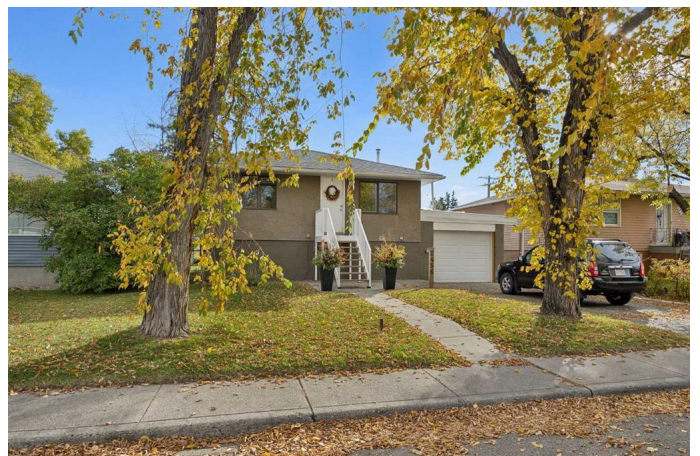
2456 Crestwood Road is back on the market with a \$35,000 price drop and a newly renovated primary bathroom worth \$10,000. This sun-filled, pristine raised bungalow sits on an RC-2 double lot in Ogden, one of Calgary's last affordable inner-city neighborhoods. The home offers 1334 sq ft of living space, fully finished except for a bright, oversized laundry/utility room.

The main floor boasts an open layout, with natural light flooding in from east, west, and south-facing windows. Upgrades include site-finished Jatoba hardwood, porcelain tile, high-end windows, and a Viking 36" professional gas range, plus a brand-new Asko dishwasher. The kitchen is perfect for cooking and entertaining, with two separate prep areas and sinks.

The cozy living room features a wood-burning fireplace, creating a warm and inviting space.

Downstairs, you'll find high-end vinyl plank flooring, a spacious primary suite with room for a king bed, and a renovated bathroom with all-new fixtures, flooring, and a custom glass-enclosed shower.

Outside, the property features an attached garage, a massive 30'9" x 22'9" workshop with in-floor heat, 3-phase power, and space to park a vehicle, plus RV/trailer parking. Building a similar shop today would cost



\$70,000-\$80,000, and it offers rental income potential.

Just steps from George Moss Park, you can enjoy dog walking, tennis, basketball, and a skating rink. With quick access to Glenmore Trail and Deerfoot, getting around the city is a breeze. Located in a community-driven neighborhood, you'll be close to schools, shopping, and a variety of green spaces. Enjoy activities at the nearby community center, or spend your summer at the Milligan/Ogden outdoor pool. A new YMCA and public library are also close by.

Built in 1957

Essential Information

MLS® #	A2172069
Price	\$539,900
Sold Price	\$520,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	720
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2456 Crestwood Road Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0C9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	Metal Counters, Natural Woodwork
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Dining Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	October 11th, 2024
Date Sold	November 14th, 2024
Days on Market	34
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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