

# \$625,000 - 2747 Grant Crescent Sw, Calgary

MLS® #A2173987

**\$625,000**

3 Bedroom, 1.00 Bathroom, 947 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Welcome to this charming bungalow in the heart of Glenbrook, offering an unbeatable location and an incredible lot that's perfect for families, investors, or builders alike. Just under 950 sq ft, this cozy home is ready for its next chapter. Step inside to find a spacious living room and a bright kitchen, complete with ample cabinet space and a hidden pantry tucked into the wall. Enjoy peaceful views of the expansive backyard from the kitchen window. The main floor features two comfortable bedrooms and a flexible room currently used as an eating area, which can easily be transformed back into a third bedroom. The recently renovated 4-piece bathroom adds modern convenience. The basement offers additional living space, ready for your personal touch to make it your own. There's a bedroom with a new, fully opening window, and a roughed-in bathroom waiting to be completed. Outside, the backyard is a dream—huge, with mature trees and plenty of room to play, garden, or relax. The property also includes a double garage and extra parking behind the fence. Located minutes from 17th Ave, downtown, shopping, schools, and with quick access to Stoney Trail, this Glenbrook gem offers the perfect blend of convenience and potential. Don't miss your chance to view this fantastic opportunity!

Built in 1959

## Essential Information



MLS® #	A2173987
Price	\$625,000
Sold Price	\$676,200
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	947
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	2747 Grant Crescent Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4K9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 24th, 2024
Date Sold	October 26th, 2024
Days on Market	2
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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