



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2724 Crawford Road NW
Calgary, Alberta

MLS # A2263894



\$1,280,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Central, High Efficiency, Electric, Fireplace(s), Heat Pump, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Wood Windows		
Inclusions:	n/a		

For more information, please click the "More Information" button. Welcome to one of Charleswood's most unique homes. This 1963 Midcentury beauty shines with touches of Scandi and Alpine style. Thoughtfully renovated over the past year, it offers over 2300 sq ft of living space. As you enter the house you will enjoy the new handcrafted railings, custom tiling, the new insulated and installed tongue and groove vaulted ceilings, brand new Lux wood windows, plank engineered hardwood and a bespoke wide balcony offering a panoramic view. The newly installed kitchen is minimalist and it offers ample storage. On this floor you will also find 2 bedrooms and 2 full bathrooms, all featuring exposed joist, tongue and groove ceilings. Downstairs the walkout basement has two bedrooms, a 4-pc bathroom, laundry, storage, and a generous family room with sliding doors to the front garden. Outside the house has been professionally landscaped and new exposed aggregate driveway and steps, new fence, deck. You are just minutes from Market Mall, U of C, Foothills Hospital, Northland Mall, Brentwood Mall and Nose Hill Park via the pedestrian bridge. Confederation Park is just 10 min away and Downtown is 15 min. Designed, renovated and loved by the current owner. Do not miss out, one of a kind!