



GRASSROOTS
REALTY GROUP

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7 Creston Crescent NW Calgary, Alberta

MLS # A2271198



\$987,789

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,528 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage		

Inclusions: (3) Fridges, (3) Stoves, (3) Hood Fans, (2) Dishwashers, (3) Washer/Dryers, Central Air Upper Floor

7 Creston Crescent NW | Location Location Location! | Welcome To This Exceptionally Well-Maintained Raised Bungalow On A Desirable R-CG Lot In The Heart Of Banff Trail | Offering Three Self-Contained Rental Units, Two Are illegal Suites, Each With Private Entrances & Separate Laundry, This Property Is Ideal For Multi-Generational Living | Main Floor (\$1,800/Month) Features Over 1,527 SQ FT Of Bright, Comfortable Living Space, Complete With Central Air Conditioning For Year-Round Comfort | 3 Bedrooms 1.5 Baths On Main Level | The Kitchen Is Bright & Spacious With Breakfast Nook & Overlooks Your Private Backyard Where You Can Easily Monitor the Activities of Your Children & Pets | Multi-Level Deck In Backyard & Firepit Area Is Perfect For Entertaining | Basement Features Over 1,452 SQ FT Of Living Space | Lower Level Front Walk-Out illegal-Suite (Owner's) Features A Large Primary Bedroom With 4 PCE Bath, Wood Burning Fireplace, Laundry & Large Storage Area | Backyard Walk Down illegal Suite (\$1,400/Month) Features A One Bedroom, 3 PCE Bath & Laundry | Secluded Deep Lot With An Asphalt Front Driveway Providing Two Parking Stalls, Plus A Double Detached Garage With Convenient Alley Access | Tenant Occupied | Current Rent \$1,800 Main Floor| \$1,400 Back Lower Level | Basement Walk-out Owner Occupied | A Well Designed Home Presents Outstanding Versatility In A Prime Inner-City Location Across From A Park & Close To Schools, Parks, Transit & The University Of Calgary | 10-Minute Walk To U Of C, 10-Minute Walk To McMahon Stadium, 7-Minute Walk To University LRT Station, 9-Minutes To Foothills Hospital, 7-Minutes To Confederation Park, & 10-Minutes To Downtown Calgary.