



327 3 Avenue NE
Calgary, Alberta

MLS # A2288739



\$625,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	841 sq.ft.	Age:	1927 (99 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: n/a

Step into timeless charm with this beautifully preserved 1927 character home, rich with warmth and original detail. Stunning wood trim and hardwood floors showcase the craftsmanship of the era while creating an inviting and comfortable atmosphere throughout. The main floor offers a good-sized living room perfect for relaxing or gathering with friends, along with a dedicated dining room ideal for hosting family dinners. The cozy kitchen, complete with large windows, is filled with natural light — a cheerful and functional space. At the front of the home, you'll find a sunny and welcoming entry — currently used as a bright home office — offering flexible space to suit your lifestyle. With 2 bedrooms and 1 full bath, this property is ideal for first-time buyers, downsizers, or those who appreciate classic character. The unfinished basement provides excellent storage and future development potential, ready for your creative vision. Step outside to enjoy the south-facing backyard, perfect for gardening, entertaining, or soaking up the sunshine. In addition to its charm, this property presents an exceptional opportunity for investors and developers. Whether you're looking to hold as a rental, renovate, or explore redevelopment possibilities, this home offers flexibility, character, and long-term potential. A rare opportunity to own a piece of history — full of charm, light, and possibility.