



GRASSROOTS
REALTY GROUP

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

2728 Crawford Road NW
Calgary, Alberta

MLS # A2143377



\$749,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,153 sq.ft.	Age:	1964 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Street Lighting, See Remarks, Sloped, Slope		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This bi-level home, set on a fantastic lot in Upper Charleswood, is perfect for investors and renovators. Offering 1117 square feet of space plus a fully developed basement, this property presents significant potential in a prime location. Key features include cedar plank vaulted ceilings and hardwood flooring on the main floor, creating an open layout with large windows that ensure a bright, airy feel. The home has three bedrooms on the main floor and two additional bedrooms in the basement, providing ample accommodation. The fully developed basement offers extra living space, and the treed yard with decking and mature landscaping enhances the outdoor experience. A double detached garage ensures ample parking and storage. This property is a fantastic opportunity for those looking to renovate or rebuild in a desirable area. Seize the potential and explore the possibilities today!