



**2819 Grant Crescent SW
Calgary, Alberta**

MLS # A2145059



\$729,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan		

Inclusions: garage heater (gas),

Open House: Sat, June 29 at 11-1 | BIRDSONG AND BLISS IN THIS GLENBROOK BUNGALOW! Attention first-time buyers and developers alike! This charming and updated bungalow is situated on coveted Grant Crescent, a quiet and idyllic street in the heart of West Calgary, near schools, transit and all amenities. You will adore the fabulous curb appeal with low-maintenance landscaping, Hardie board exterior and a lovely "morning sun porch". Inside you will see that "form meets function" in the efficient main floor layout with the spacious living room open to a sun-filled and renovated kitchen - complete with modern white cabinetry, stainless steel appliances and central dining space or future island. Imagine enjoying the leafy views from the glass french doors and large window overlooking the expansive west facing yard. Hours of sunshine, beautiful mature trees, spacious deck, dedicated garden area and a heated 24 x 30 garage (roughed in for radiant heat). The perfect summer oasis! There are 3 bedrooms and an updated family bathroom on the main floor - an ideal layout for a couple or young family. There is a separate side entrance leading to the lower level offering ample recreation and storage space, a 3PC bathroom and a separate den with plenty of opportunity to expand into a large 4th bedroom. The lot is 50 x 120, with previously R-C1 zoning so this location will appeal to buyers looking to extend the existing home, subdivide it into 2 homes (subject to city approval) or enjoying this timeless classic as it is. Book your look today!