



**23 Croydon Road NW**  
**Calgary, Alberta**

**MLS # A2154810**



**\$750,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home		

**Inclusions:** N/A

**\*\*OPEN HOUSE Sunday September 01, 3:00pm-5:00pm\*\*** Tucked away on a private street and **FRONTING ONTO GREENSPACE**. Over 2200ft<sup>2</sup> of living space this home has been lovingly customized with **SECURITY STORM DOORS, HAND-SAWN PINE FLOORS** with Celtic inlay, **CUSTOM WOODWORK THROUGH OUT**, including the kitchen with **CUSTOM CHERRY CABINETRY, WOLF PROFESSIONAL GAS STOVE**, and **SKYLIGHTS** in the kitchen and bathroom. **3 BEDROOMS** and bathroom with a **CLAWFOOT TUB** complete the main floor. Downstairs you'll find a **LARGE FAMILY ROOM, LAUNDRY, WORKSHOP, 3 PIECE BATH, and 4TH BEDROOM**. The **PARK-LIKE BACKYARD**, faces **WEST** and backs out onto a field, complete with an oversized single garage and shed for storage. Steps to Dog Park, Confederation Park, 10 minutes to downtown, the U of C, and Foothills Medical Centre. You'll want to take a look at this one!