



**27 Coleridge Crescent NW
Calgary, Alberta**

MLS # A2160382



\$969,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,865 sq.ft.	Age:	1966 (58 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Alarm system hardware, basement fridge, basement stove <as is>, moveable shelving in master walk-in closet, radon reduction system, radio/intercom system <as is>, wall-mounted bike hooks & tire racks in garage, gun cabinet, NewAge cabinets/workbench/wall panels (with hooks) in garage. Note: vacuflor system <as is, no attachments>

In one of Northwest Calgary's most exclusive neighbourhoods is where you'll find this lovingly maintained family bungalow...a 6 bedroom custom home nestled on this quiet crescent in Cambrian Heights. With over 3200sqft of comfortable living space, this fully finished 1960's home enjoys beautiful hardwood floors & 2 wood-burning fireplaces, sunny eat-in kitchen with mahogany cabinets, 2.5 bathrooms, oversized 2 car garage & West backyard with large deck & patio for your outdoor pleasure. Truly wonderful vintage home featuring West-facing living room with hardwood floors & wood-burning stone fireplace, great-sized dining room with built-in cabinets & access onto the 200+sqft deck, open concept dining nook & stylish kitchen with cabinets galore, loads of counterspace & stainless steel appliances including Asko dishwasher (new in 2023), GE stove/convection oven (2018) & Whirlpool French door fridge (2019). The 3 main floor bedrooms all have hardwood floors & super closet space; the West-facing master - with views of the backyard, has a walk-in closet & 2-piece ensuite. Renovated in 2015, the family bath has 2 new sinks, mirrors, tub, flooring & fixtures. The lower level - with new flooring in 2019, is beautifully finished with 3 more bedrooms, large full bathroom - completely updated in 2014, & fantastic rumpus room with exercise area, wood-burning brick fireplace & kitchenette/wet bar. Main floor laundry - updated in 2015, with built-in cabinets & sink, new flooring, paint & Whirlpool washer/dryer (2022). Extensive updates & extras include radon reduction system (installed in 2022), new main floor high-efficiency furnace (2018), window blinds & interior paint, lighting & fixtures, cedar fence, NewAge cabinets in the oversized garage & fiberglass roof shingles (2007 with 25 year warranty). Surrounded by a mixture of charming original & renovated mid-century

homes as well as new builds, here in the Northwest corner of this mature established community close to neighbourhood schools & shopping, walking distance to the Winter Club & Nose Hill Park, only minutes to Confederation Park & quick easy commute to downtown. Everything you've been looking for in your next home is here ready & waiting just for you!