

2731 Grant Crescent SW  
Calgary, Alberta

MLS # A2167461



## \$685,000

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Pie Shaped Lot, Sloped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** vacuflo, all interior contents and exterior items

Discover this well-loved Glenbrook gem, offering ENDLESS POTENTIAL! Whether you're looking to renovate or redevelop, this inner-city home provides the RARE OPPORTUNITY to personalize everything from design, colors, finishes, flooring, appliances, etc. The main floor features a spacious living room with a cozy gas stove/fireplace, a dining area, and an inviting eat-in kitchen. You'll find three comfortable bedrooms and a 4-piece main bath, with the master suite offering the convenience of a private 2-piece ensuite. The fully finished basement boasts a large recreation/games area with another gas stove/fireplace, a versatile 4th bedroom, and a 3-piece bathroom. There's also a handy workshop area for your projects and hobbies. This home is the IDEAL CANVAS FOR YOUR VISION! This property also offers a single garage - perfect for parking or storing your outdoor gear. A GENEROUS FRONT TO BACK PIE LOT of 9278 sq. ft.; this lot offers 55% MORE AREA than a typical 50 ft x 120 ft. lot. The rear property line dimension is 120 FEET. Imagine the potential for a new triple or even quadruple garage (subject to city approval), perfect for car enthusiasts or those in need of ample storage space. Plus, there's plenty of room to park your BIG TOYS! Located just a ten minute stroll from the Westgate 45th LRT station, commuting to downtown or around the city is a breeze. Be sure to consult with your agent to explore recent sale values and new developments within the block. Don't miss out on this RARE OPPORTUNITY!