



445 Marsh Road Calgary Alberta

\$739,000

**** VIEW HD 3D VIDEO**** Just steps from the Bow River and its scenic pathways, this charming century home offers a perfect blend of character and modern convenience. Located within walking distance to Prince's Island Park, trendy shops, and top dining spots in Bridgeland, Inglewood, and Kensington, you'll love the vibrant lifestyle this location provides. Work downtown? Enjoy an easy bike or walk to the Beltline. With quick access to major routes like Edmonton Trail, Crowchild, Memorial Drive, and Deerfoot, getting around the city is a breeze. Local favorites like Blush Lane Market, Phil & Sebastian Coffee, and Charbar are just a stroll away. The home has been extensively renovated, down to the framing, with modern building envelope construction and re-insulation. Interior highlights include 9 foot ceilings on the main level, a fully remodeled upstairs, a main floor bathroom renovation, and a beautifully updated kitchen with custom cabinets, stone countertops, and stainless steel appliance. Other updates include new windows throughout (preserving historical feature windows), a new roof (2020), a new hot water tank (2019), a new 100A electrical panel (2020) and a high-efficiency furnace installed pre-2016. The private yard features a newly added deck, pergola, and shed (2020). Set on a massive 145-foot lot (MC-2 zoned), this property combines historical charm with modern upgrades--an opportunity not to be missed in Crescent Heights! (id:6769)

Storage 17.67 Ft x 8.67 Ft
 Laundry room 12.92 Ft x 8.58 Ft
 4pc Bathroom Measurements not available
 Living room 13.17 Ft x 12.42 Ft
 Kitchen 11.17 Ft x 10.58 Ft
 Dining room 11.17 Ft x 7.92 Ft

Bedroom 14.75 Ft x 11.50 Ft
 4pc Bathroom Measurements not available
 Family room 12.58 Ft x 9.17 Ft
 Primary Bedroom 12.92 Ft x 9.83 Ft
 Bedroom 9.08 Ft x 9.00 Ft
 4pc Bathroom Measurements not available

Listing Presented By:



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 Real Broker

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