



## 2456 Crestwood Road Calgary Alberta

\$539,900

2456 Crestwood Road is back on the market with a \$35,000 price drop and a newly renovated primary bathroom worth \$10,000. This sun-filled, pristine raised bungalow sits on an RC-2 double lot in Ogden, one of Calgary's last affordable inner-city neighborhoods. The home offers 1334 sq ft of living space, fully finished except for a bright, oversized laundry/utility room. The main floor boasts an open layout, with natural light flooding in from east, west, and south-facing windows. Upgrades include site-finished Jatoba hardwood, porcelain tile, high-end windows, and a Viking 36" professional gas range, plus a brand-new Asko dishwasher. The kitchen is perfect for cooking and entertaining, with two separate prep areas and sinks. The cozy living room features a wood-burning fireplace, creating a warm and inviting space. Downstairs, you'll find high-end vinyl plank flooring, a spacious primary suite with room for a king bed, and a renovated bathroom with all-new fixtures, flooring, and a custom glass-enclosed shower. Outside, the property features an attached garage, a massive 30'9" x 22'9" workshop with in-floor heat, 3-phase power, and space to park a vehicle, plus RV/trailer parking. Building a similar shop today would cost \$70,000-\$80,000, and it offers rental income potential. Just steps from George Moss Park, you can enjoy dog walking, tennis, basketball, and a skating rink. With quick access to Glenmore Trail and Deerfoot, getting around the city is a breeze. Located in a community-driven neighborhood, you'll be close to schools, shopping, and a variety of green spaces. Enjoy activities at the nearby community center, or spend your summer at the Milligan/Ogden outdoor pool. A new YMCA and public library are also close by. (id:6769)

3pc Bathroom 10.83 Ft x 4.17 Ft  
 Bedroom 11.17 Ft x 10.75 Ft  
 Furnace 7.00 Ft x 3.17 Ft  
 Storage 15.92 Ft x 10.58 Ft  
 Living room 13.92 Ft x 11.67 Ft

Kitchen 13.33 Ft x 11.42 Ft  
 Dining room 10.75 Ft x 11.58 Ft  
 Bedroom 11.17 Ft x 7.92 Ft  
 4pc Bathroom 7.67 Ft x 5.00 Ft

Listing Presented By:



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