



2452 Capitol Hill Crescent Calgary Alberta

\$845,000

Open House Sept 6th Saturday 1:30pm to pm ! Retro charm with modern conveniences, come see this upgraded bungalow in the highly desired neighborhood of Banff Trail. Fresh paint, a new furnace (2021) upgraded electrical for both main floor and basement suite (illegal) his home is move in ready. The main floor features gorgeous hardwood floors throughout and the renovated kitchen features a slate tile floor, a new refrigerator and large windows bringing in natural light. The main level has 2 bedrooms, a 4 piece bathroom with floor-to-ceiling tiles, hardwood and slate tile throughout. Large windows bring in lots of natural light. The upgraded 2 bedroom illegal suite includes a gas fireplace, private entrance and shared laundry. The large private backyard features a stone patio, large deck and fire pit for our gorgeous summer weather and single detached garage. Close to transit, U of C and across the street from McMahon Stadium, your new home would be a great meeting spot for all your friends before football games. (id:6769)

Family room 16.33 Ft x 11.75 Ft

Other 13.42 Ft x 9.92 Ft

Bedroom 14.00 Ft x 12.00 Ft

Bedroom 11.75 Ft x 10.42 Ft

Laundry room 13.92 Ft x 8.67 Ft

4pc Bathroom Measurements not available

Living room 8.25 Ft x 14.25 Ft

Dining room 10.58 Ft x 18.67 Ft

Kitchen 10.58 Ft x 9.83 Ft

Primary Bedroom 12.42 Ft x 11.83 Ft

Bedroom 11.25 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://www.calgarydreamteam.ca/>



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