



2755 Grant Crescent Calgary Alberta

\$749,900

ATTENTION: DEVELOPERS, INVESTORS, AND HANDY HOMEOWNERS!! Located in one of Calgary's TOP UPCOMING INFILL NEIGHBORHOODS boasting an EXCELLENT inner-city location! Your charming bungalow sits on a MASSIVE RC-G ZONED 50' x 120' lot with an east facing front + LARGE WEST backyard situated beside a walkway on a beautiful quiet tree-lined street just around the corner from Graham Playground. Within walking distance to schools, transit and shops/amenities! With almost 2,100 sq. ft. of developed space, this character bungalow has ample space for any large or growing family offering 5 BEDROOMS + 2 BATHROOMS. As you enter the home, you will be greeted by a warm, sunny and cozy living room complete with a fireplace, and an oversized BAY window that frames a beautiful mature tree view. White and neutral, the sunny west facing kitchen is well laid out for culinary creations with formal gatherings in the adjacent dining area. Down the hall, THREE good sized bedrooms and a 4-piece bathroom completes your main floor living. Your fully developed lower level features a LARGE inviting rec room boasting a gas fireplace for those intimate gatherings or quiet evenings. PLUS, A KITCHENETTE area offers extra added convenience!! TWO generous sized bedrooms, a 3-piece bath & utility/laundry room completes your lower level living! Fully fenced, your MASSIVE backyard oasis has loads of grassy play space for kids & pets to roam or take a quick scroll down the alley to the neighborhood playground. Enjoying a cool drink on your good sized deck, and roasting marshmallows on your fire pit will impress friends & family during summer barbeque season! The cherry on top is the oversized double detached garage keeping vehicles safely out of the elements, and a BACK & SIDE GATE that gives you access from the back alley and side walkway. This exceptional, family-friendly & quiet inner cit...

Other 12.58 Ft x 8.25 Ft

Furnace 3.67 Ft x 8.42 Ft

Recreational, Games room 24.33 Ft x 26.42 Ft

Bedroom 9.67 Ft x 10.42 Ft

Bedroom 11.67 Ft x 11.33 Ft

Living room 13.08 Ft x 15.17 Ft

Kitchen 10.00 Ft x 8.67 Ft

Primary Bedroom 10.00 Ft x 11.08 Ft

Bedroom 11.33 Ft x 8.00 Ft

Bedroom 10.08 Ft x 9.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

3pc Bathroom 5.50 Ft x 5.67 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Dining room 11.33 Ft x 8.50 Ft