



3427 Exshaw Road Calgary Alberta

\$735,000

Unbeatable Location with Endless Potential! This is an incredible opportunity to own in one of Calgary's most sought-after locations! Nestled in a prime spot, this property is walking distance to the C-Train, University of Calgary, top-rated schools, shopping, Triwood Arena & Community Center, and countless other amenities—making it ideal for families, students, or professionals alike. Situated on a generous 6,211 sq. ft. R-CG lot, this north facing home boasts breathtaking views of Cathedral Park and Nose Hill, offering a perfect blend of urban convenience and natural beauty. Inside, this 4-level split is full of potential for renovators, developers, and investors. The main floor features a spacious living room, dining area, and kitchen with direct access to a maintenance-free composite deck overlooking the sunny south-facing yard. Upstairs, you'll find three large bedrooms and a full 4-piece bathroom. The lower level includes an additional bedroom, 3-piece bath, laundry area, and direct access to the attached garage. The fully finished basement, complete with an egress window, offers even more living space with a recreational room (currently used as a 5th bedroom) and utility room. Outside, the fully fenced backyard provides ample space for a future additional garage/development. Notable updates include furnace (2014), hot water tank (2019), bedroom & lower bath windows (2015), egress basement window (2014), shingles (2011), and fencing (2018). Don't miss this rare opportunity in an unbeatable location—click on media for a 3D tour or book your private showing today! (id:6769)

3pc Bathroom 10.50 Ft x 5.08 Ft

Bedroom 11.75 Ft x 8.50 Ft

Dining room 9.08 Ft x 9.75 Ft

Kitchen 11.25 Ft x 14.92 Ft

Living room 18.83 Ft x 12.08 Ft

4pc Bathroom 6.42 Ft x 9.67 Ft

Bedroom 8.83 Ft x 12.58 Ft

Bedroom 11.00 Ft x 10.75 Ft

Primary Bedroom 12.58 Ft x 11.00 Ft

Listing Presented By:



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



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