



# 445 Marsh Road Calgary Alberta

\$714,000

Located 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. 3 FULL 4 piece BATHROOMS! The main floor bedroom is currently used an office area; but can be a full sized large 3rd bedroom that will fit a king size bed. 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. This home can also be used as a OFFICE SPACE! Perfect INNER CITY OFFICE FOR YOUR COMPANY. Also a great opportunity to buy AND RENT OUT! Would be GREAT CASH FLOW HOME. COULD RENT OUT 3 BEDROOMS. 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 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

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

Listing Presented By:



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