



# 2232 Halifax Crescent Calgary Alberta

\$989,900

**\*\* Attention Investors and Developers\*\*** Welcome to this charming bungalow nestled on an expansive lot measuring 56" by 120", ideally located and zoned R-CG. Boasting a thoughtful layout, the main floor of this home features 2 bedrooms plus a versatile office space, complemented by a modern 4-piece bathroom and an updated kitchen that is sure to inspire culinary creativity. The spacious living room area offers a warm and inviting atmosphere, perfect for gatherings with family and friends. Descend to the basement where you'll discover an additional 3 bedrooms, providing ample accommodation for guests or a growing family. The basement includes a cozy bar area for entertaining and a generously sized rec room that offers endless possibilities for relaxation or recreation. With its large lot size and strategic zoning, this property presents a rare opportunity for both comfortable living and future investment potential. Don't miss out on making this bungalow your new home--schedule your private showing today and envision the possibilities! (id:6769)

3pc Bathroom 5.08 Ft x 7.33 Ft

Other 10.58 Ft x 7.33 Ft

Bedroom 11.25 Ft x 7.33 Ft

Bedroom 8.92 Ft x 12.25 Ft

Primary Bedroom 10.83 Ft x 15.42 Ft

Recreational, Games room 22.00 Ft x 17.17 Ft

Furnace 11.08 Ft x 6.75 Ft

4pc Bathroom 7.75 Ft x 6.08 Ft

Bedroom 9.75 Ft x 13.92 Ft

Bedroom 11.25 Ft x 10.50 Ft

Dining room 12.25 Ft x 12.25 Ft

Foyer 11.17 Ft x 6.58 Ft

Kitchen 11.83 Ft x 12.75 Ft

Living room 11.17 Ft x 12.25 Ft

Office 9.17 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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