



# 2313 Osborne Crescent Calgary Alberta

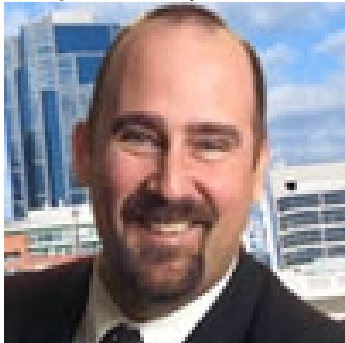
\$709,900

Attention Developers, Builders, and Investors! A promising bungalow nestled on a generous south-facing lot measuring 50 by 110 feet, offering ample outdoor space to explore your vision. With its RC-2 zoning, this property unveils exciting development possibilities, allowing for the construction of semi-detached homes, duplexes, and secondary suites. This location is situated on a tranquil crescent, surrounded by newer properties, and offers a peaceful retreat. The main floor of the bungalow has 3 bedrooms. Additionally, the basement previously featured a fully developed illegal suite, with the potential for additional living space or rental income (requires updating). This property caters to diverse buyer profiles; the lot size and zoning will entice those seeking a development opportunity, while those inclined to renovate to move in will appreciate the potential to restore the basement to its former functional illegal suite. The decision to buy and hold or embark on a redevelopment venture hinges on many factors, including your unique goals, budget, and prevailing market conditions. The possibilities are yours to explore, and our team is here to assist you every step of the way. Conveniently situated within walking distance of the vibrant Marda Loop shopping and dining district, offering excellent access to downtown, this property combines location, potential, and opportunity. Reach out today to discuss how this property can align with your investment aspirations. Your vision awaits! (id:6769)

- 3pc Bathroom 10.83 Ft x 4.58 Ft
- Bedroom 11.50 Ft x 11.75 Ft
- Kitchen 12.75 Ft x 7.58 Ft
- Office 11.25 Ft x 9.17 Ft
- Recreational, Games room 10.92 Ft x 16.50 Ft
- Storage 5.67 Ft x 5.08 Ft
- Furnace 9.58 Ft x 14.33 Ft

- 4pc Bathroom 5.00 Ft x 7.75 Ft
- Bedroom 9.75 Ft x 11.33 Ft
- Bedroom 9.67 Ft x 10.17 Ft
- Dining room 7.92 Ft x 5.33 Ft
- Kitchen 13.08 Ft x 9.33 Ft
- Living room 11.67 Ft x 20.25 Ft
- Primary Bedroom 11.83 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.thehowardteam.net/>

**RE/MAX Realty Professionals**

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