



## 2716 Crawford Road Calgary Alberta

\$719,900

An outstanding bungalow located near the top of Charleswood Heights on a quiet treed street with tons of features, over 1350 sq ft above grade including the rear addition in 1981 with permit. A lovely well-maintained home being offered for sale for the first time by an original owner, hardwood flooring under the carpet, open concept looks through from kitchen to the sunken & vaulted ceiling family room with gas fireplace, skylight, patio door with Rolco Rollshutters direct to the private covered rear deck and the beautiful large brick patio, west fully fenced backyard with vegetable garden & flower bed. Fully developed basement comes with a huge recreation room, wet bar, den /office with lots built in shelves & a walkin cold room. Upgrades in the last few years - renovated kitchen with maple cabinet in 2001, water softener in 2016, skylight replaced in 2019, hot water tank in 2021, new dishwasher in 2023. Superb location close to all amenities, all levels of school, U of C, bus stop, Nose Hill park, Foothills and Children Hospitals, Calgary Winter Club, shopping malls, Brentwood LRT station, quick access to freeway. Excellent value in this location for move-in or renovate/rebuild like many homes in the area. (id:6769)

Recreational, Games room 3.25 M x 9.32 M

Family room 3.52 M x 5.17 M

Den 2.28 M x 3.86 M

3pc Bathroom Measurements not available

Living room 4.97 M x 3.79 M

Dining room 2.50 M x 3.17 M

Kitchen 4.19 M x 3.28 M

Primary Bedroom 4.00 M x 3.30 M

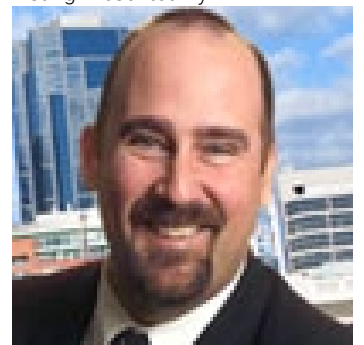
Bedroom 4.00 M x 2.90 M

Bedroom 3.30 M x 2.60 M

Family room 3.56 M x 4.97 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

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