



## 2728 Crawford Road Calgary Alberta

\$749,900

This bi-level home, set on a fantastic lot in Upper Charleswood, is perfect for investors and renovators. Offering 1117 square feet of space plus a fully developed basement, this property presents significant potential in a prime location. Key features include cedar plank vaulted ceilings and hardwood flooring on the main floor, creating an open layout with large windows that ensure a bright, airy feel. The home has three bedrooms on the main floor and two additional bedrooms in the basement, providing ample accommodation. The fully developed basement offers extra living space, and the treed yard with decking and mature landscaping enhances the outdoor experience. A double detached garage ensures ample parking and storage. This property is a fantastic opportunity for those looking to renovate or rebuild in a desirable area. Seize the potential and explore the possibilities today! (id:6769)

Recreational, Games room 20.25 Ft x 12.75 Ft

Bedroom 12.17 Ft x 8.83 Ft

Bedroom 15.58 Ft x 8.67 Ft

4pc Bathroom 7.25 Ft x 5.17 Ft

Laundry room 11.25 Ft x 19.08 Ft

Furnace 3.83 Ft x 5.58 Ft

Other 4.67 Ft x 8.58 Ft

Living room 19.25 Ft x 13.25 Ft

Dining room 7.17 Ft x 8.58 Ft

Kitchen 11.50 Ft x 11.17 Ft

Primary Bedroom 11.50 Ft x 11.58 Ft

Bedroom 13.00 Ft x 9.50 Ft

Bedroom 13.00 Ft x 8.42 Ft

4pc Bathroom 11.50 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Mission Real Estate

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)