



# 2731 Grant Crescent Calgary Alberta

\$740,000

Discover endless possibilities with this solidly built bungalow nestled in the heart of Glenbrook, a sought-after community renowned for its charm and convenience. This well loved home boasts a large living room with gas stove/fireplace, dining area, and an inviting eat-in kitchen, alongside three bedrooms and a four pc main bath. The Master suite offers a private two pc ensuite for convenience. Venture downstairs to find a spacious recreation/games area with gas stove/fireplace, a versatile 4th bedroom (note: window is not egress rated), and a convenient three pc bathroom. DIY enthusiasts will appreciate the workshop space, perfect for tackling projects big and small. Completing this property is a single garage, ideal for storing your vehicles and outdoor gear. While this home has been a rental for some time and shows signs of wear, it presents an exceptional opportunity for renovation or redevelopment with a larger single family residence or multifamily development\*

The home is positioned on a GENEROUS FRONT TO BACK PIE LOT of 9278 sq. ft.; this lot offers 55% MORE AREA than a typical 50 ft x 120 ft. lot. The rear property line dimension is 120 FEET! Imagine the potential for a new triple or even quadruple garage\*, perfect for car enthusiasts or those in need of ample storage space. Plus, there's plenty of room to park your big toys! Located just a ten minute stroll from the Westgate LRT station, commuting is a breeze. Be sure to consult with your agent to explore recent sale values within the block. Don't miss out on this rare opportunity to create your dream home or investment property in one of Calgary's most upcoming neighborhoods. \*Subject to city approval (id:6769)

Recreational, Games room 32.58 Ft x 19.67 Ft  
 Bedroom 11.75 Ft x 9.58 Ft  
 3pc Bathroom 8.33 Ft x 4.33 Ft  
 Workshop 11.42 Ft x 7.92 Ft  
 Living room 18.92 Ft x 11.50 Ft  
 Dining room 11.00 Ft x 9.17 Ft

Other 11.92 Ft x 8.67 Ft  
 Primary Bedroom 12.00 Ft x 12.00 Ft  
 Bedroom 10.08 Ft x 9.50 Ft  
 Bedroom 9.50 Ft x 9.08 Ft  
 4pc Bathroom 12.00 Ft x 5.00 Ft  
 2pc Bathroom 7.75 Ft x 3.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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