



47 Cromwell Avenue Calgary Alberta

\$725,000

**** Attention developers and renovators**** OVERSIZED LOT Discover the potential of this classic 1201 square foot home located in the desirable community of Collingwood. Nestled on a quiet, tree-lined street, this charming residence at 47 Cromwell Avenue NW is a rare find, retaining its original character and awaiting your personal touch. **Key Features:** **Spacious Layout:** With 1201 square feet of living space, this home offers a functional floor plan that includes 3 bedrooms and 2 bathrooms, providing ample space for a growing family or those seeking additional room for guests or a home office. **Original Charm:** Step back in time and appreciate the home's vintage charm with its original hardwood floors, classic fixtures, and timeless design elements that add a unique touch to every room. **Large Lot:** Situated on a fantastic lot, the property boasts a beautifully landscaped front yard and a sizable SOUTH WEST EXPOSED backyard, perfect for outdoor entertaining, gardening, or creating your own private oasis. **Prime Location:** Located in the heart of Collingwood, you'll enjoy the convenience of being close to top-rated schools, parks, shopping, and dining options. The neighborhood is known for its friendly community atmosphere and easy access to downtown Calgary. **Endless Possibilities:** Whether you're looking to renovate and modernize or preserve the home's original charm, the possibilities are endless. This is an excellent opportunity for investors, renovators, or anyone looking to create their dream home. Many Million Dollar+ homes have been built on this popular street. Don't miss your chance to own a piece of Calgary's history and make it your own. Schedule a viewing today and explore the potential. This charming home won't last long on the market! (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 25.83 Ft x 28.83 Ft

Bedroom 14.75 Ft x 11.67 Ft

Storage 11.08 Ft x 14.67 Ft

Other 15.67 Ft x 13.25 Ft

Living room 13.92 Ft x 17.33 Ft

Dining room 11.08 Ft x 11.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.33 Ft x 12.58 Ft

Primary Bedroom 13.75 Ft x 12.58 Ft

Listing Presented By:



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<http://agentcalgary.ca/>

RE/MAX Realty Professionals

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