



THE
A-TEAM

**RE/MAX
FIRST**

445 MARSH Road, Calgary T2E 5B2

MLS®#: **A2155392** Area: **Crescent Heights** Listing **08/09/24** List Price: **\$714,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1910** Abv Sqft: **1,328**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,069 sqft** Ttl Sqft: **1,328**
 Lot Shape: **31 x 145 Foot Lot**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Off Street, On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Ceramic Tile, Hardwood, Laminate**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 12`5"	Kitchen	Main	11`2" x 10`7"
Dining Room	Main	11`2" x 7`11"	Bedroom	Main	14`9" x 11`6"
4pc Bathroom	Main		Family Room	Upper	12`7" x 9`2"
Bedroom - Primary	Upper	12`11" x 9`10"	Bedroom	Upper	9`1" x 9`0"
4pc Bathroom	Upper		Storage	Lower	17`8" x 8`8"
Laundry	Lower	12`11" x 8`7"	4pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
(M-C2)

5855I

Remarks

Pub Rmks:

Located just steps from the BOW RIVER and its scenic pathways, this charming century home offers a perfect blend of character and modern convenience. Located within WALKING DISTANCE TO PRINCE'S ISLAND PARK, trendy shops, and top dining spots in Bridgeland, Inglewood, and Kensington, you'll love the vibrant lifestyle this location provides. 3 FULL 4 piece BATHROOMS! The main floor bedroom is currently used as an office area; but can be a full sized large 3rd bedroom that will fit a king size bed. The home has been extensively renovated, down to the framing, with modern building envelope construction and re-insulation. Interior highlights include 9 foot ceilings on the main level, a fully remodeled upstairs, a main floor bathroom renovation, and a beautifully updated kitchen with custom cabinets, stone countertops, and stainless steel appliance. Other updates include new windows throughout (preserving historical feature windows), a new roof (2020), a new hot water tank (2019), a new 100A electrical panel (2020) and a high-efficiency furnace installed pre-2016. This home can also be used as an OFFICE SPACE! Perfect INNER CITY OFFICE FOR YOUR COMPANY. Also a great opportunity to buy AND RENT OUT! Would be GREAT CASH FLOW HOME. COULD RENT OUT 3 BEDROOMS. Enjoy an easy bike or walk to the Beltline. With quick access to major routes like Edmonton Trail, Crowchild, Memorial Drive, and Deerfoot, getting around the city is a breeze. Local favorites like Blush Lane Market, Phil & Sebastian Coffee, and Charbar are just a stroll away. The private yard features a newly added deck, pergola, and shed (2020). Set on a massive 145-foot lot (MC-2 zoned), this property combines historical charm with modern upgrades—an opportunity not to be missed in Crescent Heights!

Inclusions:
Property Listed By:

**Curtains , window A/C units
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









