



THE A-TEAM

RE/MAX FIRST

2715 GRANT Crescent, Calgary T3E 4K9

MLS®#: A2164735 Area: Glenbrook Listing: 09/10/24 List Price: \$929,900
Status: Active County: Calgary Change: -\$100, 10-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1959
Finished Floor Area
Abv Sqft: 1,158
Low Sqft:
Ttl Sqft: 1,158
Lot Sz Ar: 6,598 sqft
Lot Shape:

DOM

9
Layout
Beds: 5 (3 2 )
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 1

Access:
Lot Feat: Back Lane, Back Yard, Few Trees, Landscaped
Park Feat: Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Stucco, Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Int Feat: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Family Room, Foyer, Bedroom, and Bathroom with their respective levels and dimensions.

3pc Bathroom

Lower

8`11" x 7`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2736HS

Zoning:

RC-1

Remarks

Pub Rmks:

**Welcome to 2715 Grant Crescent SW, where modern luxury meets timeless charm in the highly sought-after community of Glenbrook. This recently renovated bungalow has undergone a stunning transformation, boasting \$260,000 in upgrades and a full interior overhaul. Situated on a spacious 55x120 lot, this property provides a generous canvas for outdoor enjoyment, gardening, or future expansion. The classic bungalow design has been rejuvenated with contemporary finishes and high-quality upgrades, ensuring both style and comfort. Step inside to discover a fully gutted and redesigned interior. The main floor now features three beautifully appointed bedrooms and two modern, renovated bathrooms. The open-concept layout has been enhanced with new electrical wiring, including a 200-amp service, and new plumbing, all completed with City of Calgary permits and engineering oversight. The heart of the home is a stunning new kitchen with custom cabinetry, sleek new appliances, and high-end finishes. The adjacent living spaces are adorned with new lighting, trim, large-format floor tiles and hard wood floors creating a bright and welcoming atmosphere. Downstairs, a newly renovated basement offers additional living space, including two more bedrooms, an office/gym space, a third modern bathroom and a laundry room. The full basement renovation includes a flush structural beam for added support and an upgraded HVAC system for year-round comfort. The property also features new windows and doors, both interior and exterior paint, a new deck, and partial fence replacement. A single garage and a three-car driveway ensure ample parking for you and your guests. 2715 Grant Crescent SW seamlessly combines classic bungalow charm with modern upgrades, offering a perfect blend of comfort, style, and functionality. Explore the exceptional potential of this beautifully renovated home and imagine the possibilities for your family.**

Inclusions:

Property Listed By:

N/A

eXp Realty

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









