



THE
A-TEAM

**RE/MAX
FIRST**

2184 CRESTWOOD Road, Calgary T2C 0C6

MLS®#: **A2187230**

Area: **Ogden**

Listing Date: **01/14/25**

List Price: **\$529,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,184**

Low Sqft:

Ttl Sqft: **1,184**

Lot Information

Lot Sz Ar: **5,899 sqft**

Lot Shape:

DOM

18

Layout

Beds: **3 (3)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Lawn,No Neighbours Behind,Many Trees,Street Lighting,Private,Rectangular Lot,Treed

Additional Parking,Alley Access,Driveway,Heated Garage,Oversized,Parking Pad,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,See Remarks,Skylight(s),Tankless Hot Water,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 7`0"	Kitchen	Main	10`7" x 14`0"
Dining Room	Main	7`2" x 10`9"	Living Room	Main	13`0" x 16`3"
Bedroom - Primary	Main	10`6" x 13`1"	Bedroom	Main	10`7" x 11`0"
Bedroom	Main	7`1" x 11`3"	Laundry	Main	6`3" x 11`6"
4pc Bathroom	Main	4`11" x 6`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8652GP

Remarks

Pub Rmks: **BEST VALUE UNDER \$550,000 | CORNER UNIT | BACKS ONTO A GREEN SPACE | GREEN LINE LRT COMING IN 2025 | Welcome to 2184 Crestwood Road SE, this 3 bed, 1 bath bungalow home in the desirable community of Ogden has over 1180 sq ft living space. This PRIVATE, CORNER UNIT is tucked away on a tree-lined street and backs onto a lovely GREEN SPACE. The white and bright kitchen features NEW APPLIANCES, GRANITE COUNTERTOPS and a LARGE ISLAND perfect for family gatherings or entertaining friends. Recent upgrades include NEW VINYL PLANK FLOORING throughout, NEW WINDOWS throughout and a NEW FRONT DOOR. The spacious living room with VAULTED CEILINGS, EXPOSED BEAMS, and SKYLIGHT leads directly to the massive THREE-TIER DECK (Recently re-stained and sealed) with many sitting areas for you to fully absorb the beauty of your very own private oasis. The lot is huge (extends 15 feet past the existing fence) and has an alleyway on the side that leads to the HEATED, OVERSIZED single garage with workshop. There is also an additional parking pad in the front for friends and family. Lastly, Located near all amenities, schools, an outdoor pool, arena, and the future Green Line LRT, this home is a rare find. Book your showing today!**

Inclusions:
Property Listed By: **RE/MAX First**

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







