

# **\$745,000 - 3404 Cardston Crescent Nw, Calgary**

MLS® #A2209857

**\$745,000**

4 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.14 Acres

Collingwood, Calgary, Alberta

This bungalow presents a prime investment opportunity in the heart of highly sought-after Collingwood. Situated on a generous pie-shaped 6,200 sq ft corner lot, this R-CG zoned property offers outstanding potential for redevelopment or great Family Home to raise your children in this Inner City home with schools around. Great location just steps from the Confederation Park.

The 1,057 sq ft Bungalow layout includes 2+2 bedrooms and 2 full bathrooms (it can be changed back to 3 Bedrooms up). The fully finished basement with a separate exterior entry makes it easy to convert into an income-generating suite (subject to city approvals).

The main level features hardwood flooring, a bright and spacious Living room, a formal Dining area and a functional Kitchen with a breakfast nook. The generously sized Primary bedroom (combined 2 bedrooms) plus a second bedroom and full bath to complete the Main level.

The finished basement includes a large Family room, additional 2 bedrooms, a full bathroom with a laundry unit.

Enjoy a landscaped and fenced backyard complete with a patio and an oversized double detached garage.

Located just minutes from top-rated schools,



Confederation Park, Golf Course and local playgrounds, this location offers excellent lifestyle appeal. Transit is nearby, with quick access to U of C, SAIT and downtown. Great opportunity for Builders to put Infills or Townhouses, or for family who likes to move to Inner City and add your own renovation ideas to turn into a lovely home.

Built in 1960

### **Essential Information**

MLS® #	A2209857
Price	\$745,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3404 Cardston Crescent Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0S6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Corner Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle, Wood
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	31
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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