

\$695,000 - 2835 Grant Crescent Sw, Calgary

MLS® #A2213434

\$695,000

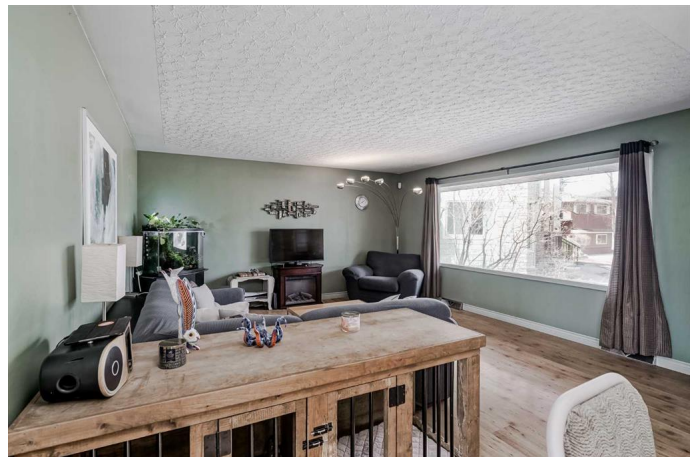
4 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.16 Acres

Glenbrook, Calgary, Alberta

Welcome to this amazing property in the highly sought after community of Glenbrook. This 4 bedroom, 2 bathroom bungalow is a perfect example of a well cared for family home that offers a ton of square footage and comfort. As you come in to the home you have a quaint entryway that opens to your expansive living room, complete with large windows, new paint, laminate floors, textured ceiling and plenty of room for all of your furniture. The dining room joins the living room and has gorgeous patio doors adding to the perfect indoor/outdoor entertaining and dining space. The kitchen boasts a lot of cabinet space, a beautiful window overlooking the back yard and quaint a breakfast nook, perfect for morning coffee. Gleaming hardwood floors welcome you down the hall to the bedrooms. The primary is large enough for a king size bed and additional furniture, perfect for your own personal retreat.

The second and third bedrooms are also good size and the full bathroom has been updated which completes the main floor. As you head downstairs, the first thing you will notice is a side entrance to the back yard before entering the huge, partially developed basement. This area is perfect for entertaining and offers another gorgeously updated full bathroom and massive 4th bedroom. The back yard is truly a slice of paradise. With over 7000 square feet on a pie shaped lot and south facing at the back, your family will love relaxing in the sun on one of the multiple deck spaces, cooking and making memories under the crab apple



tree. Your oversized double garage and RV parking space finish the back yard and give you multiple parking spaces and opportunity to park larger vehicles. This is truly a unique opportunity to own an amazing home in one of Calgarys most desired communities.

Glenbrook has great schools, shopping near by, parks and pathways as well as great access to North Glenmore Park, all the way right out to the mountains or a quick shot to get downtown, you truly are in the heart of the city. R-CG Zoning on a huge pie shaped lot and the home has a separate side entrance!! Do not miss out on making this wonderful bungalow your new home today!

Built in 1961

Essential Information

MLS® #	A2213434
Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.16
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2835 Grant Crescent Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4K9

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Separate Entrance, Natural Woodwork
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Portable Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Few Trees, Garden, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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