



GRASSROOTS
REALTY GROUP

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2024 Crocus Road NW
Calgary, Alberta

MLS # A2332139



\$679,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Wood Windows		

Inclusions: N/A

Fantastic opportunity in the highly sought-after community of Upper Charleswood! Nestled on a quiet street, this 1,365 sq. ft. bungalow offers an exceptional location and endless potential. The home features an open-concept kitchen and living area highlighted by a beautiful stone-faced wood-burning fireplace, a charming plant window, updated maple cabinetry, granite countertops, and a large central island that's perfect for entertaining and family gatherings. The spacious primary bedroom includes a unique sunken addition providing direct access to the deck, creating the perfect space for a home office, reading nook, or private retreat. Two additional generously sized bedrooms, beautiful oak hardwood flooring throughout, and an updated four-piece bathroom complete the main floor. The fully developed basement offers a large family room, an additional bedroom, a three-piece bathroom (requiring TLC), and an abundance of storage space. Outside, you'll find a fenced, private yard and a double detached garage with an oversized door on one side. Recent improvements include a new hot water tank and some updated windows. The exterior would benefit from new paint, roofing, and additional updates, making this an excellent opportunity for renovators, investors, or anyone looking to build their dream home on a large lot. Located just steps from the off-leash green belt, scenic walking paths, and Nose Hill Park, this unbeatable location offers the best of outdoor living while remaining tucked away on a peaceful street in the inner city. Homes in Upper Charleswood rarely come to market—don't miss your chance to renovate, invest, or build in one of Calgary's most desirable established neighbourhoods.

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