



GRASSROOTS
REALTY GROUP

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1608 3 Street NW
Calgary, Alberta

MLS # A2337059



\$699,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Separate Entrance, Storage		

Inclusions: washer and dryer (basement), basement appliances: Fridge, stove, microwave and dishwasher. storage shed (back yard)

Crescent Heights | Walk to Downtown | Oversized Lot | 2-bedroom basement suite (illegal) | Redevelopment Potential | Located in desirable Crescent Heights, this spacious 1,359 sq. ft. two-storey home sits on an oversized 37'7" x 107.49' lot (approximately 1.5 lots), offering an exceptional combination of inner-city living, rental income potential, and future redevelopment opportunities. Just minutes from downtown, enjoy the convenience of walking or biking to work, with restaurants, cafés, shopping, transit, parks, and amenities all close by. The nearby Crescent Heights Ridge offers spectacular downtown skyline and mountain views. Inside, you'll find 3 bedrooms upstairs + 2 bedrooms in the basement, 3 full bathrooms, brand-new flooring, and fresh paint throughout. The bright main floor features a spacious living room with fireplace, updated kitchen with quartz countertops and ample cabinetry, plus a convenient 3-piece bathroom. The fully finished basement includes a 2-bedroom illegal suite with separate entrance, providing excellent mortgage-helper or rental-income potential. Live upstairs and rent down, rent both levels, or hold for future redevelopment. Step outside to enjoy the huge backyard deck, perfect for summer BBQs, entertaining, or relaxing outdoors. A garden shed provides convenient additional storage, while the double detached garage offers ample parking and storage space. Additional updates include a newer roof and furnace & hot water tank and more. Located on a quiet no-through street in an established inner-city community, this property offers flexibility today and exciting possibilities for tomorrow. A fantastic opportunity to own in Crescent Heights—live close to downtown, generate income, and explore the property's future potential. Book your private viewing today!

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