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**2363 Crestwood Rd SE, Calgary  
Alberta T2C0C8**

**\$469,900**

## Property Information

- Property Type • Residential
- Property Style • Bungalow
- Beds • 2
- Baths • 1
- Taxes • \$2,623 / 2024
- Sq. Footage • 878.75 ft
- Lot Size • 543 SQ. M
- Year Built • 1957
- MLS® • A2160754



# Property Description

This 875 sq ft bungalow located in the heart of Ogden. The main level features original hardwood floors throughout front living room and both bedrooms. Four piece main bathroom with tiled bath. Natural light and functional kitchen to back entrance. The lower level includes large recreation room and spare room. Newer furnace, hot water tank and roofing. Lots of storage space. Potential for separate entry suite or additional development options. Secondary suite would be subject to approval and permitting by the city/municipality. Property is zoned RC2. West facing landscaped backyard with garden space. 23 X 13 foot garage in the back, plus space for 2 additional vehicles, RV storage or parking. Investment Potential.



## Property Features

- Basement Ready for Dev.
- Eat-in kitchen
- Finished Basement w/ Rec Room
- Living Room
- Garden
- Hardwood Floors
- West Backyard Exposure
- Basement Laundry
- Spotless & Well Maintained
- Work Shop Area



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