

3 Croydon Road NW
Calgary, Alberta

MLS # A2345642

\$685,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Wood Windows		

Inclusions: None.

Imagine a large, attractive corner lot being 6000 square feet in the desirable community of Cambrian Heights and close to all compelling amenities!!! Well, here you have it!! Whether your interest is to redevelop and make your dream home, or to construct a building for resale, or to keep it as a rental, this property is very versatile! The home has 2 bedrooms, a full 4 piece bath, and a total of 1048 square feet on the main floor. Let's not forget the kitchen with an eating area and the full compliment of appliances. There is a spacious living room with an adjacent dining room. To relax in a brilliantly sun filled space, check out the sunroom. The basement level includes 1 bedroom, a 3 piece bathroom, a sizeable family room and a convenient laundry / storage room. Being steps to multiple parks, one across the street and Confederation Park about 1 kilometer away, beautiful green space is close at hand. Schools are bountiful whether you have children attending elementary, or junior or senior high. Amenities such as shopping and transit are nearby and downtown is a convenient 15 minute drive. Book your showing now with your favourite realtor to not miss out on this brilliant opportunity!!