# \$799,000 - 2756 Grant Crescent Sw, Calgary

MLS® #A2220411

# \$799,000

2 Bedroom, 2.00 Bathroom, 816 sqft Residential on 0.16 Acres

Glenbrook, Calgary, Alberta

Welcome to your dream homeâ€"where timeless charm meets modern comfort!

Step into a bright, inviting living room flooded with natural light from a stunning skylight, complemented by rich hardwood floors throughout. The gourmet kitchen is a chef's delight, boasting granite countertops, a gas range, tile floors, ample cabinetry, and a large island perfect for meal prep and entertaining. A picturesque window overlooks the beautifully landscaped backyard, adding a serene touch to your cooking space.

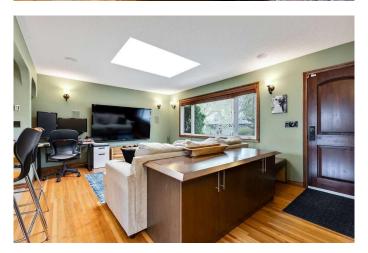
The primary bedroom continues the hardwood theme and features a custom California Closet. A door off this room offers the potential for direct backyard access with the addition of stairs. The elegant 4-piece main bathroom includes heated tile floorsâ€"perfect for chilly mornings.

Downstairs, the fully finished basement offers a spacious family room with a cozy potbelly stove, built-in TV and speakers (included), a guest bedroom, a luxurious 3-piece bathroom with a steam shower and heated floors, and a convenient laundry area.

Extensive upgrades add peace of mind, including updated electrical, plumbing, insulation, a new furnace (2021), hot water tank (2017), and central A/C (2024). A reverse osmosis system and Kinetico water softener ensure top-quality water throughout.







Step outside to a massive backyard and oversized single garage. Located on a quiet street yet just minutes from schools, shops, restaurants, and downtown, this lovingly maintained home is a rare find. Don't miss your chance to make it yours!

#### Built in 1959

### **Essential Information**

MLS® # A2220411 Price \$799,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 816
Acres 0.16
Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 2756 Grant Crescent Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E4L1

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, No Smoking Home,

Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range,

See Remarks

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Garden, Other

Lot Description Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Other,

**Private** 

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 13th, 2025

Days on Market 49

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Benchmark

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