

**2715 Grant Crescent SW
Calgary, Alberta**

MLS # A2164735



\$899,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to 2715 Grant Crescent SW, where modern luxury meets timeless charm in the highly sought-after community of Glenbrook. This recently renovated bungalow has undergone a stunning transformation, boasting \$260,000 in upgrades and a full interior overhaul. Situated on a spacious 55x120 lot, this property provides a generous canvas for outdoor enjoyment, gardening, or future expansion. The classic bungalow design has been rejuvenated with contemporary finishes and high-quality upgrades, ensuring both style and comfort. Step inside to discover a fully gutted and redesigned interior. The main floor now features three beautifully appointed bedrooms and two modern, renovated bathrooms. The open-concept layout has been enhanced with new electrical wiring, including a 200-amp service, and new plumbing, all completed with City of Calgary permits and engineering oversight. The heart of the home is a stunning new kitchen with custom cabinetry, sleek new appliances, and high-end finishes. The adjacent living spaces are adorned with new lighting, trim, large-format floor tiles and hard wood floors creating a bright and welcoming atmosphere. Downstairs, a newly renovated basement offers additional living space, including two more bedrooms, an office/gym space, a third modern bathroom and a laundry room. The full basement renovation includes a flush structural beam for added support and an upgraded HVAC system for year-round comfort. The property also features new windows and doors, both interior and exterior paint, a new deck, and partial fence replacement. A single garage and a three-car driveway ensure ample parking for you and your guests. 2715 Grant Crescent SW seamlessly combines classic bungalow charm with modern upgrades, offering a perfect blend of comfort, style, and functionality. Explore the exceptional potential of

this beautifully renovated home and imagine the possibilities for your family.