



\$ 1,295,000.00

## 2504 TORONTO CRESCENT NW CALGARY

<https://paulbrinton.com>

Capitalizing on the magnificent million dollar location, with breathtaking views of the city & environmental reserve, this sprawling 3,290 sq ft renovated bungalow is exquisite. An attractive and exclusive corner lot on prestigious Toronto Crescent, highlighted by mature trees & a stunning covered front porch that overlooks the city this...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1156925

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-18 17:52:19

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/25/21

**Lot size:** 7244 sq ft

**Year built:** 1956

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Garden,Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Garden,Irregular Lot,Landscaped,Treed,Views

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 2

**Flooring:** Carpet,Hardwood

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bookcases,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Storage

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 14.67M 48`2"

**Living Area SF:** 2155.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 649.61

**Photo Count:** 44

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Gas  
Stove,Microwave,Oven-Built-  
In,Refrigerator,Washer

**Subdivision Name:** St Andrews Heights

**Lot Size Acres:** 0.17

