

# \$780,000 - 2756 Grant Crescent Sw, Calgary

MLS® #A2220411

**\$780,000**

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 chefâ€™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. Donâ€™t miss your chance to make it yours!

Built in 1959

**Essential Information**

MLS® #	A2220411
Price	\$780,000
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,
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	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	Gas, Basement
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, Private, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	82
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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