

2 Butler Crescent NW
Calgary, Alberta

MLS # A2209823

\$749,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Other, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Other	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: light fixtures, appliances in ds kitchenette in "as is, where is condition" have not been used in several years

Presenting a prime redevelopment opportunity in the highly sought-after Brentwood community—2 Butler Crescent NW. This expansive corner lot offers the perfect canvas for investors and renovators looking to capitalize on a property with immense potential. Situated on a 5,841 sq. ft. lot, this bungalow style home features 5 bedrooms and 2 bathrooms, providing a solid foundation for renovation or redevelopment. The property's zoning under R-C1 allows for various possibilities, including the construction of a new custom home or a comprehensive renovation to modernize the existing structure. The location is unparalleled, with proximity to top-rated schools, the University, parks, shopping centers, and public transit, ensuring strong demand for future buyers or renters. The corner lot's positioning offers added privacy and potential for unique architectural designs. Comparable properties in the area have seen significant appreciation, underscoring the value and investment potential. Whether you're looking to renovate and flip, build your dream home, or hold for long-term growth, 2 Butler Crescent NW is a rare find in a coveted neighbourhood. Seize this opportunity to invest in one of Calgary's most desirable communities. Contact us today to explore the possibilities this property holds.