

# \$474,900 - 2411 Crestwood Road Se, Calgary

MLS® #A2258071

**\$474,900**

1 Bedroom, 1.00 Bathroom, 768 sqft

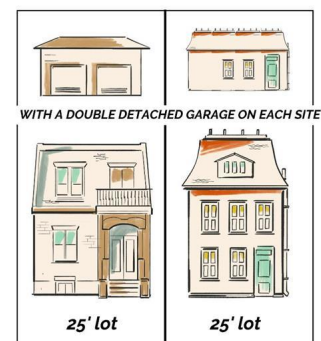
Residential on 0.14 Acres

Ogden, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! This is your opportunity to acquire a development-ready 6,000 sq ft R-CG lot in the evolving community of Ogden. Conveniently located near amenities, schools, parks, and major routes, this location offers practicality and ease of living for future residents. With Ogden attracting more attention as an emerging area with increasing infill projects, strong growth and long-term potential are expected. Versatile R-CG zoning allows for a wide range of building options, including duplexes (with or without suites), two detached infills, or a set of modern townhomes, all subject to City approval. Plus, with the added benefit of a longer closing, this allows plenty of time for plans and permits to be prepared and submitted before breaking ground. Ogden is a charming community established in 1912. This community provides easy access to Glenmore Trail to the south and Deerfoot Trail to the west - you'll be in the city in no time! Residents benefit from excellent access to schools. Plus, the nearby Lynnwood Park offers a central spot for outdoor activities and relaxation. Ogden is also well-connected by numerous pathways that lead down to the Bow River. It provides convenient access to the Inglewood Bird Sanctuary and the Inglewood Golf Course, making it ideal for nature lovers and golfers alike. Additionally, the recently developed Quarry Park is just a 10-minute drive south, featuring endless shopping options and its



## 2411 CRESTWOOD ROAD SE - DEVELOPMENT OPTION 1: BUILD TWO DETACHED INFILLS



\*Requires approved subdivision and development permits. \*Concept and sketches provided for inspirational purposes only, not to be relied upon without independent verification

own YMCA.

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258071    |
| Price          | \$474,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 768         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2411 Crestwood Road Se |
| Subdivision | Ogden                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 0E1                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

**Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

**Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning      | R-CG                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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