

# \$749,900 - 2 Butler Crescent Nw, Calgary

MLS® #A2209823

**\$749,900**

5 Bedroom, 2.00 Bathroom, 1,044 sqft  
Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Presenting a prime redevelopment opportunity in the highly sought-after Brentwood communityâ€™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 stylel 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.



Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209823    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,044       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2 Butler Crescent Nw |
| Subdivision | Brentwood            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L1K3               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance, Storage                              |
| Appliances        | Built-In Oven, Range Hood, Refrigerator, Built-In Range |
| Heating           | Central   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |   |
|-----------------|---|
| Lot Description | Corner Lot                              |
| Roof            | Asphalt Shingle                         |
| Construction    | Mixed, Other, Stone, Stucco, Wood Frame |
| Foundation      | Other                                   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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