

# \$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
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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	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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