

3427 Exshaw Road NW
Calgary, Alberta

MLS # A2202917



\$735,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,082 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2nd Fridge, Furniture/Tv in kitchen/living/dining area, Bookshelves/shelving units and misc items throughout the house.

Unbeatable Location with Endless Potential! This is an incredible opportunity to own in one of Calgary's most sought-after locations! Nestled in a prime spot, this property is walking distance to the C-Train, University of Calgary, top-rated schools, shopping, Triwood Arena & Community Center, and countless other amenities—making it ideal for families, students, or professionals alike. Situated on a generous 6,211 sq. ft. R-CG lot, this north facing home boasts breathtaking views of Cathedral Park and Nose Hill, offering a perfect blend of urban convenience and natural beauty. Inside, this 4-level split is full of potential for renovators, developers, and investors. The main floor features a spacious living room, dining area, and kitchen with direct access to a maintenance-free composite deck overlooking the sunny south-facing yard. Upstairs, you'll find three large bedrooms and a full 4-piece bathroom. The lower level includes an additional bedroom, 3-piece bath, laundry area, and direct access to the attached garage. The fully finished basement, complete with an egress window, offers even more living space with a recreational room (currently used as a 5th bedroom) and utility room. Outside, the fully fenced backyard provides ample space for a future additional garage/development. Notable updates include furnace (2014), hot water tank (2019), bedroom & lower bath windows (2015), egress basement window (2014), shingles (2011), and fencing (2018). Don't miss this rare opportunity in an unbeatable location—click on media for a 3D tour or book your private showing today!