

# \$719,900 - 447 Marsh Road Ne, Calgary

MLS® #A2255206

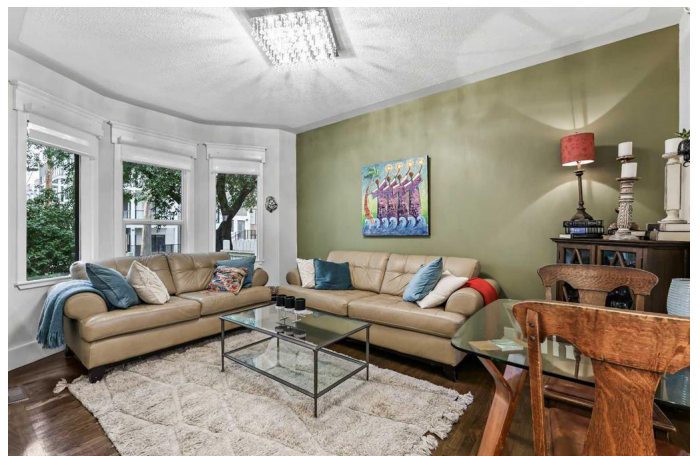
**\$719,900**

4 Bedroom, 2.00 Bathroom, 1,336 sqft

Residential on 0.08 Acres

Crescent Heights, Calgary, Alberta

This fully renovated 4-bedroom, 2-bathroom character home offers the perfect combination of historic charm and modern convenience. Located on a quiet cul-de-sac at the border of Crescent Heights and Bridgeland, the property is just a 5-minute walk to downtown Calgary, as well as some of the city's best restaurants, caf  s, and shops. Originally built in 1910, the home has been extensively updated while maintaining its classic two-storey character. All major upgrades have been completed, including a newer roof, windows, high-efficiency furnace, hot water tank, spray foam insulation, updated electrical panel, and central air conditioning. These improvements ensure peace of mind in addition to the cosmetic renovations throughout. The main floor features an open-concept layout that combines the kitchen, dining, and living areas. The kitchen is finished with stainless steel appliances, a gas stove, quartzite breakfast island, butcher block details, and roll-out pantry storage. Two bedrooms and a full bathroom are also located on this level, providing flexibility for guests, a home office, or family use. Upstairs, two large bedrooms and another full bathroom complete the second floor. Each space has been updated for modern functionality while retaining the home's character. The beautifully landscaped south-facing backyard is fully fenced and offers impressive downtown views, creating an ideal outdoor space for relaxing or entertaining. The location also



provides a unique vantage point for enjoying Stampede fireworks. The basement offers ample storage and houses the home's mechanical systems and laundry. This property is an excellent option for a wide range of buyers, including families, young professionals, and investors. The combination of upgrades, functional layout, and inner-city location makes it a strong value in today's market. With easy access to the C-train, bus routes, grocery stores, restaurants, and local shops, this home provides the convenience of urban living along with the benefit of private outdoor space. A move-in ready home of this calibre and location is a rare find - book your showing today!

Built in 1910

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255206    |
| Price          | \$719,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,336       |
| Acres          | 0.08        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 447 Marsh Road Ne |
| Subdivision | Crescent Heights  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 5B2           |

## Amenities

Parking                      None, On Street

## Interior

Interior Features      Built-in Features, Low Flow Plumbing Fixtures, See Remarks, Stone Counters, Storage

Appliances              Central Air Conditioner, Dishwasher, Gas Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating                      Forced Air

Cooling                      Central Air

Has Basement              Yes

Basement                      Partial, Unfinished

## Exterior

Exterior Features      Garden, Private Yard, Storage

Lot Description              Back Yard, Landscaped, Rectangular Lot

Roof                              Asphalt Shingle

Construction              Brick, Stucco, Wood Frame, Wood Siding

Foundation                      Poured Concrete

## Additional Information

Date Listed                      September 8th, 2025

Days on Market              9

Zoning                              M-C2

## Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.