

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

MLS® #A2258071

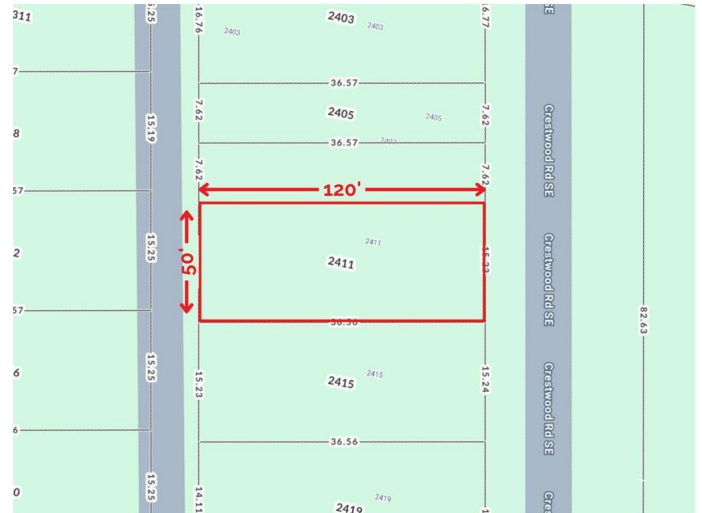
\$474,900

1 Bedroom, 1.00 Bathroom, 768 sqft

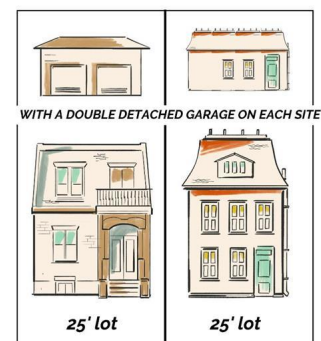
Residential on 0.14 Acres

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
Days on Market	30
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.