

**3344 Morley Crescent NW
Calgary, Alberta**

MLS # A2234353



\$990,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Skylight(s), Storage, Vinyl Windows		

Inclusions: N/A

Hello, Gorgeous! Here is an incredible opportunity on one of Charleswood's most desirable crescents! This rare 75 ft x 110 ft lot with sun-soaked south and west exposure sits directly across from a park, offering the perfect blend of peaceful surroundings and unbeatable inner-city convenience. This charming, fully developed bungalow features over 2,800 sq ft of living space, oak hardwood floors, a bright, spacious kitchen overlooking the lush private backyard, and an ideal layout with 3 large bedrooms on the main floor. Downstairs, enjoy a huge rec room, wet bar, home gym, fourth bedroom, updated bath, and ample storage—perfect for entertaining, relaxing, or multi-generational living. A truly rare find, this property also offers a double attached garage PLUS a double detached garage—incredible for car enthusiasts, hobbyists, or future development. Extensively upgraded with a new roof (2023), hot water heater (2023), new sewer line (Terraburst), upgraded electrical panel, windows, attic insulation, and more. Zoned RC-G, this lot offers future potential to renovate, expand with a second storey, or build new. Just a 5-minute walk to U of C and moments to transit, top schools, shopping, hospitals, and downtown. A rare gem in an unbeatable location!