

Dimensions & Info

LIVING ROOM	14.83' x 13.25'
EAT-IN KITCHEN	15.83' x 10.08'
DINING ROOM	12.83' x 12.5'
4 PC BATHROOM	8.17' x 6.08'
3 PC BATHROOM (LL)	7.75' x 5.25'
2 PC BATHROOM	6.5' x 3'
PRIMARY BEDROOM	18.57' x 15.08'
BEDROOM #2	11.08' x 9'
BEDROOM #3	12.75' x 8.17'
BEDROOM #4 (LL)	10.25' x 8.17'
RECREATION ROOM	25.75' x 11.25'
LOFT	20.42' x 11.17'
OFFICE	11.5' x 8'



871 Grosvenor Ave

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Welcome to Crescentwood!

Meticulously maintained character home in the heart of Crescentwood welcomes you with a screened in porch which leads you into the warm and welcoming home.

The living room has a large bay window, tasteful stained glass and an ornate fireplace. It opens up to the large dining room which leads to the den which is perfect for an office, playroom or art room.

The kitchen is spacious and allows for multiple cooks in this updated kitchen. It has tons of cabinet space, stainless steel appliances, gas stove, quartz counters, tile backsplash and Duraceramic tile.

Upstairs has a very large and open primary bedroom with double mirrored closets and a large picturesque south facing window.

Enjoy long baths in the updated bathroom with clawfoot tub; while the children are asleep in the other two good sized bedrooms, on the same floor.

Beautiful and unique white spiral staircase that leads to the third floor is something to experience. Once up there, enjoy bright natural light and a space to make your own.

Special Mention

Schools:
Grosvenor School
Kelvin High School
St.Mary's Academy

Shopping:
Lilac Street Shops
Corydon Street Shops
Academy Street Shops
Grant Park Shopping Centre

Parks:
Peanut Park
Munson Park
Assiniboine Park and Zoo

\$489,900

2,000 sf 3+1 2.5



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