



THE
A-TEAM

**RE/MAX
FIRST**

215 2 Avenue, Calgary T2E 0E3

MLS®#: **A2118154**

Area: **Crescent Heights**

Listing Date: **04/04/24**

List Price: **\$1,575,000**

Status: **Active**

County: **Calgary**

Change: **-\$125k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1920**
Lot Information
Lot Sz Ar: **5,672 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,238**
Low Sqft:
Ttl Sqft: **2,238**

DOM

42
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **5 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Garden,Interior Lot,Irregular Lot,Landscaped,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Skylight(s),Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 9`5"
Living Room	Main	23`3" x 18`1"
Family Room	Upper	17`5" x 9`8"
Game Room	Basement	12`4" x 9`10"
Mud Room	Lower	11`1" x 5`4"
Bedroom - Primary	Upper	15`6" x 12`10"
Bedroom	Upper	10`7" x 10`3"

Room	Level	Dimensions
Dining Room	Main	10`8" x 10`0"
Den	Upper	20`5" x 12`8"
Den	Basement	9`0" x 7`7"
Laundry	Basement	12`4" x 9`3"
Kitchenette	Basement	9`10" x 5`5"
Bedroom	Upper	10`1" x 9`11"
Bedroom	Basement	9`6" x 9`1"

4pc Bathroom 2pc Bathroom	Basement Main	4pc Bathroom 5pc Ensuite bath Legal/Tax/Financial	Upper Upper
Title: Fee Simple Legal Desc:	1332N	Zoning: R-C2	Remarks
Pub Rmks:	Enjoy breathtaking unobstructed views on the ridge in Crescent Heights. South facing backyard on a 50' R-C2 lot overlooks the Bow River, Parks, Centre Street Bridge, Downtown Skyline, and sunsets over the snow capped Rocky Mountains. You can watch the sunrise to sunset from the multi-tiered decks. This 5-level split with 2,860+ sq ft of developed living space offers 4 bedrooms, 3.5 bathrooms, and lots of room for your family to spread out. With only a few lots that showcase these captivating views along the ridge, this home offers an amazing opportunity to live, renovate, rent, or build your dream home. Properties with these impeccable views and full size lots do not come up often, don't miss out!		
Inclusions: Property Listed By:	N/A RE/MAX House of Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











