



**230 2 Avenue, Calgary T2E 0E2**

MLS®#: **A2142260** Area: **Crescent Heights** Listing Date: **06/26/24** List Price: **\$900,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1912**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,413**  
 Low Sqft:  
 Ttl Sqft: **1,413**

DOM

**6**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Landscaped,Level,Private,Rectangular Lot,Treed**

Park Feat:

**Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`6" x 6`5"	Living Room	Main	14`0" x 10`6"
Dining Room	Main	14`1" x 10`8"	Mud Room	Main	7`2" x 4`11"
Kitchen	Main	13`2" x 13`0"	Pantry	Main	11`4" x 4`1"
Bedroom - Primary	Upper	12`7" x 12`1"	Bedroom	Upper	11`8" x 10`7"
4pc Ensuite bath	Upper	10`7" x 8`7"	3pc Bathroom	Upper	7`6" x 6`1"
Balcony	Upper	9`6" x 7`10"	Laundry	Upper	4`6" x 4`0"

Storage  
Bedroom  
Game Room  
Other  
Furnace/Utility Room  
Storage

Upper 5`6" x 3`8"  
Basement 10`10" x 8`8"  
Basement 12`7" x 7`1"  
Basement 5`7" x 4`9"  
Basement 8`0" x 7`6"  
Basement 7`0" x 2`9"

Storage  
Library  
Exercise Room  
Storage  
4pc Bathroom  
Storage

Upper 12`1" x 4`4"  
Basement 11`4" x 4`9"  
Basement 9`0" x 8`6"  
Basement 3`11" x 3`10"  
Basement 8`7" x 6`6"  
Basement 3`11" x 3`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: 1332N

Zoning:  
R-C2

Remarks

Pub Rmks: **OPEN HOUSES: Sat 11am-1pm AND Sunday 1pm-3pm - don't miss out! Crescent Heights renovated gem, half a block from Rotary Park overlook, in Calgary's 9th most walkable neighbourhood, and with 25'7" x 21'3" over-sized finished/dry-walled double detached garage. Contemporary, high end finishings are unparalleled, and the open-concept, air conditioned interior creates a comfortable environment for the summer months. Enjoy almost 2000 square feet of developed living space, including a full basement, which is rare for centennial homes. The property is equipped with 3 large bedrooms, 3 full bathrooms, and the beautifully balanced plan is seamless from top to bottom (view iGuide Virtual Tour, with measuring tools and zoom capabilities, Detailed Floor Plans and aerial photos to show off the incredible location!). Lifestyle perks include a 17'x7' front verandah, for relaxing in the sun, 2-tiered rear deck with direct gate access to the side yard from the BBQ (upper) level, and massive 20'x14' lower level, garden beds, planter boxes, and a 9.5'x8' upper balcony over-looking the fenced, treed back yard. Every room in this immaculately-cared for home is spacious and bright, with tons of windows, even thoughtful interior "borrowed light panes" looking from the deep foyer into the front-facing bay windows of the living room. Wide-board hardwood and beautiful tile selections run through the main and upper floors, and the central dining gives full-capacity entertaining. However, the real show-stopper is the incredible, full-width, walk-through kitchen, with stainless steel appliances (gas stove, built-in microwave, chimney hood, dishwasher, bar fridge, full-sized fridge), quartz counters, a 9'9" slab island, farmhouse sink, floating shelves, designer white full-height cabinets, stylish backsplash tiles, pot & pan drawers, 3 sets of full-depth pantry cabinets, small appliance bar area, and pull-out cabinet for convenient garbage/recycling. Upper-floor laundry with interior linen/storage, is centred between the two bedrooms, each with access to its own fully renovated bathroom, featuring a stand-alone soaker in one, and glass walk-in shower + in-floor heat for the primary. Both bedrooms also have great walk-in closet spaces, with professional built-ins (the primary has more of a dressing room, with double doors and at 12'x4.5'). Both are sized for queen OR king-sized furnishings. The hidden Murphy bed in the current home office room allows for flexibility, and is negotiable. In the basement, the front is now a gym/recreation, with games area across the middle, but could easily be a large single media set-up; there is a cute dressing space, and the guest room has been dual-use for sleeping and/or work from home (this ALSO has a walk-in closet for good measure)! NO detail has been omitted, as this perfect home also has vacu-flo, high efficient furnace and hot water tank, both within the past decade, water softener, and plenty of extra storage under the stairs.**

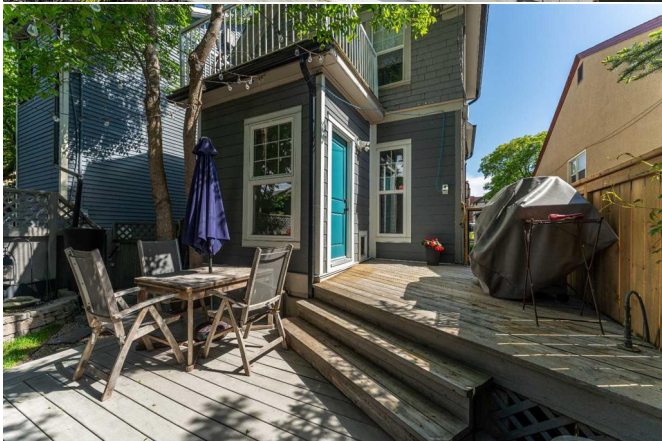
Inclusions: **Chimney Range Hood Fan, Built In Microwave Oven, Beverage Refrigerator (Kitchen), Bar Size Refrigerator (Basement), Chest Freezer (Basement), Murphy Bed (Negotiable), Planter Boxes, Exterior Lighting**

Property Listed By: **CIR Realty**

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











**230 2 Ave NE, Calgary, AB**

Main Floor Exterior Area 743.04 sq ft  
Interior Area 675.00 sq ft



0 5 10 ft PREPARED: 2024/05/24  
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 659.40 sq ft  
Interior Area 610.18 sq ft



0 4 8 ft PREPARED: 2024/05/24  
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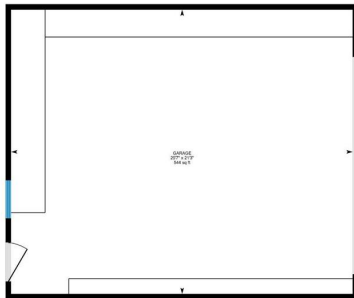
Basement (Below Grade) Exterior Area 584.22 sq ft  
Interior Area 551.08 sq ft  
Excluded Area 16.06 sq ft



0 3 6 ft PREPARED: 2024/05/24  
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Garage (Below Grade) Excluded Area 583.46 sq ft



0 2 4 ft PREPARED: 2024/05/24  
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