



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1427 2A Street, Calgary T2M 2X5**

MLS®#: **A2144701**

Area: **Crescent Heights**

Listing Date: **06/27/24**

List Price: **\$899,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**

Lot Information

Lot Sz Ar: **3,229 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,661**  
Low Sqft:  
Ttl Sqft: **1,661**

DOM

**8**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Landscaped,Street Lighting,Private,Treed**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Crown Molding,Granite Counters,Jetted Tub,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 7`3"</b>	<b>Den</b>	<b>Main</b>	<b>11`4" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 15`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>11`3" x 8`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`3" x 10`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`6" x 10`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>5`11" x 7`4"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`2" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`9" x 9`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>7`9" x 9`11"</b>

Bedroom - Primary

Second

13`11" x 15`10"

Walk-In Closet  
Legal/Tax/Financial

Second

8`5" x 7`3"

Title:  
**Fee Simple**  
Legal Desc:

**2511W**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Discover urban living at its finest in this charming 2-story residence nestled in the heart of Crescent Heights, on a low traffic cul-de-sac. Boasting 3 bedrooms, 3 bathrooms, and a double detached garage, this delightful home offers both comfort and convenience. Situated on one of the largest lots in the area, approximately 3,229 square feet, the property presents endless possibilities. Renovated down to the studs in 2007, this home seamlessly blends timeless elegance with modern amenities. Step inside to be greeted by 9-foot ceilings and abundant natural light that illuminate the open floor plan. Recent upgrades, including new front and back TimberTech composite decks, an updated main bathroom shower, and a replaced sewer line and water line, ensure both style and functionality. The main level features a spacious living room flowing effortlessly into the dining area and gourmet kitchen. Walnut floors throughout add warmth and character, while stainless steel appliances, black granite countertops and new kitchen faucet exude sophistication. Sliding glass doors lead to the newly installed deck and a meticulously landscaped west-facing backyard, ideal for entertaining. A cozy den provides the perfect space for a home office or relaxation. Upstairs, two generously sized bedrooms offer ample storage, while the primary bedroom boasts luxury with a walk-in closet and a 4-piece ensuite with black granite complete with a jetted tub. A laundry room with a new washing machine completes the second level. Additional highlights include new paint throughout, two furnaces, a brand new hot water tank installed in October 2023, and new sewer/water lines in April 2024. With a 25-year warranty on the decks, the owner's meticulous care and maintenance ensure peace of mind for years to come. Located within walking distance to downtown, restaurants, transportation, and scenic walking paths, this home offers exceptional value for a small family or professional couple seeking the perfect blend of urban living and suburban tranquility.**

Inclusions:  
Property Listed By:

**Refrigerator, Dishwasher, Stove, Oven, Microwave, Washer, Dryer, Garage door opener with control(s)  
Greater Property Group**

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













