



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 2 Avenue, Calgary T2E 0E3**

MLS®#: **A2155841**      Area: **Crescent Heights**      Listing Date: **08/08/24**      List Price: **\$1,149,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$100k, 02-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **2,432 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Backs on to Park/Green Space, Views**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,012**  
 Low Sqft:  
 Ttl Sqft: **2,012**

DOM

**135**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit**  
 Construction: **Stone, Stucco**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer**  
 Int Feat: **Double Vanity, Kitchen Island, Soaking Tub, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>5`11" x 8`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 14`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>21`0" x 9`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`7" x 14`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>21`0" x 13`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`10"</b>

4pc Bathroom  
Game Room  
Furnace/Utility Room

Upper  
Lower  
Lower

7'0" x 6'5"  
19'2" x 15'1"  
11'2" x 6'10"

Attic (Finished)  
3pc Bathroom

Upper  
Lower

33'0" x 3'3"  
8'8" x 3'6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

9311036

Zoning:  
R-C2

Remarks

Pub Rmks:

**Welcome to a stunning gem with unobstructed views of the downtown skyline from all three levels, located in the vibrant neighborhood of Crescent Heights. This beautiful, custom one of a kind architect designed home combines elevated finishings with modern amenities, offering a unique blend of old-world charm and contemporary comfort. The home's exterior showcases a timeless design with its charming front porch, ornate woodwork, and period-specific details that reflect its historical significance. The property features a well maintained yard with mature trees, space for colourful flower beds, and lawn, providing a serene and inviting outdoor space. A double attached garage offers ample storage and parking, adding to the convenience and functionality of the property. Upon entering, you are greeted by a spacious and welcoming living room with original hardwood floors, large windows that flood the space with natural light, and a cozy fireplace that adds warmth and character. The formal dining area, adjacent to the living room, is perfect for hosting dinner parties and family gatherings. It features amazing city views with a door leading to the deck for additional gathering space. The modernized kitchen boasts appliances, stone countertops, ample cabinetry, and a convenient breakfast nook. It seamlessly blends contemporary functionality with the home's traditional aesthetic. The home offers multiple bedrooms, each with its own unique charm. The master bedroom is a serene retreat with a spacious closet and large windows and door leading to balcony, that offer picturesque views of the city. The updated bathrooms feature modern fixtures, stylish tiling, and a soothing color palette, providing a spa-like experience. The fully finished basement includes a versatile recreation room, perfect for a family room, gym, or play area, along with additional storage space. Throughout the home, you'll find original details such as crown molding, vintage light fixtures, and intricate woodwork, preserving the integrity of the property. Located in the heart of Crescent Heights, this home offers easy access to downtown Calgary, parks, schools, and an array of dining and shopping options. Crescent Heights is known for its vibrant community atmosphere, with Rotary Park, walking trails, and community events that make it a desirable place to live. This exceptional property is a rare find, offering the perfect combination of historical charm and modern convenience. Don't miss the opportunity to own a piece of Calgary's rich history in one of its most coveted neighborhoods.**

Inclusions:  
Property Listed By:

N/A  
eXp Realty

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











