



THE
A-TEAM

**RE/MAX
FIRST**

211 2 Avenue, Calgary T2E 0E3

MLS®#: **A2155946** Area: **Crescent Heights** Listing Date: **08/07/24** List Price: **\$1,250,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **2,594 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Landscaped,Treed,Views**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,954**
 Low Sqft:
 Ttl Sqft: **1,954**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **4.5 (4 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: **Balcony,Fire Pit**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Parquet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Closet Organizers,Double Vanity,French Door,Granite Counters,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`11" x 18`7"	Family Room	Main	21`2" x 12`1"
Kitchen	Main	14`8" x 7`11"	Dining Room	Main	9`3" x 7`11"
2pc Bathroom	Main	5`5" x 5`0"	Bedroom - Primary	Upper	21`0" x 13`7"
5pc Ensuite bath	Upper	13`8" x 6`0"	Bedroom	Upper	14`6" x 9`11"
Bedroom	Upper	14`7" x 9`10"	3pc Ensuite bath	Upper	6`6" x 5`5"

3pc Ensuite bath
Office
Furnace/Utility Room

Upper
Lower
Lower

6`4" x 5`5"
10`10" x 6`10"
7`11" x 7`0"

Game Room
3pc Bathroom
Storage

Lower
Lower
Lower

18`11" x 12`1"
6`9" x 4`8"
4`3" x 3`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9311036

Zoning:
R-C2

Remarks

Pub Rmks:

Enjoy unobstructed views of the downtown skyline from all three levels of this fantastic property in Crescent Heights. This home is more than just bricks and mortar; it's a canvas for your life's next chapter. Whether you're a growing family, a couple seeking charm and convenience, or an investor looking for a gem in a prime location, this property is ready to welcome you home. The front door opens into a sunlit foyer, where the warmth of the original hardwood floors feels like a gentle embrace. The spacious living room, bathed in natural light from the large windows, offers a serene space for morning coffee, afternoon reading, or evening gatherings by the fireplace. Each window frames a picture-perfect view of the city, where the seasons paint a changing landscape. The kitchen, a blend of vintage charm and modern convenience, is the heart of this home, with granite countertops and custom cabinetry provide both beauty and functionality. The cozy breakfast nook, overlooking the backyard, is the perfect spot for savoring homemade meals and heartfelt conversations. Upstairs, the master bedroom awaits, a tranquil retreat with its spacious closet and windows that invite the morning sun. The additional bedrooms, each with their own ensuite and unique character, offer comfort and serenity, promising restful nights and cheerful mornings. The fully finished basement is currently being used as a nanny suite. It could be a family room, rec room or bedroom, this space offers endless possibilities. The additional storage, office and laundry area add to the home's practicality. Step outside to discover a backyard, where mature trees provide shade and privacy, and the lawn invites outdoor play and relaxation. Living at 211 2 Ave NE means more than just owning a home; it means becoming part of the vibrant Crescent Heights community. Here, you're just a short stroll from Rotary Park, walking trails, and local shops and restaurants. The nearby Crescent Heights Park and Jim Fish Ridge offers breathtaking views of the city skyline and the Bow River, perfect for evening strolls and weekend picnics.

Inclusions:
Property Listed By:

**As is where is
eXp Realty**

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