



THE
A-TEAM

**RE/MAX
FIRST**

211 2 Avenue, Calgary T2E 0E3

MLS®#: **A2155946**

Area: **Crescent Heights**

Listing Date: **08/07/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 02-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,954

Year Built:

1992

Low Sqft:

Ttl Sqft:

1,954

Lot Information

Lot Sz Ar:

2,594 sqft

Lot Shape:

DOM

118

Layout

Beds:

3 (3)

Baths:

4.5 (4 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Backs on to Park/Green Space,Landscaped,Treed,Views

Park Feat:

Double Garage Attached

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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| 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 custom one of a kind, architect designed property in Crescent Heights. This home is more than just bricks and mortar; it was designed with upscale construction & is 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













