



THE
A-TEAM

**RE/MAX
FIRST**

1427 2A Street, Calgary T2M2X5

MLS® #: **A2163685** Area: **Crescent Heights** Listing Date: **09/16/24** List Price: **\$879,000**
 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

3
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **1 and Half Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Natural Woodwork,Open Floorplan,Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 10`0"
Kitchen	Main	16`3" x 10`7"
3pc Bathroom	Second	
Bedroom	Second	13`9" x 9`5"
Family Room	Main	11`4" x 10`5"
Foyer	Main	11`3" x 8`4"
Walk-In Closet	Second	8`5" x 7`3"

Room	Level	Dimensions
Dining Room	Main	11`3" x 15`2"
2pc Bathroom	Main	
Bedroom - Primary	Second	15`10" x 13`11"
Bedroom	Second	9`11" x 7`9"
4pc Ensuite bath	Second	
3pc Bathroom	Second	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-C2

2511W

Remarks

Pub Rmks:

Open House: Saturday, Sept. 21st , 1:00pm-3:00pm, 1427 -2A Street N.W. Charming, character, Crescent Heights 2-storey home located on a quiet cul-de-sac. Easy walking distance to downtown parks, schools, and restaurants. Sitting pretty on a 33'9"-foot WIDE west-facing lot with over 3200 sq.ft. of living space, 3 bedrooms, 3 bathrooms, and a double detached garage. Renovated to the studs in 2007, this home cleverly blends timeless finishing with modern comforts. Step inside and be greeted by 9-foot ceilings and fantastic natural light which fills the open floor plan. Bright, airy main level features a spacious living room flowing seamlessly into the dining area with a cozy window seat and gourmet kitchen. Rich, Walnut floors throughout add warmth and character, while stainless steel appliances, black granite countertops and new kitchen faucet add a modern touch. Sliding glass doors lead to the newly installed deck and west-facing backyard, ideal for entertaining. The new, front and back TimberTech composite decks are perfect for outdoor living; making more time for socializing and Sangrias. A cozy den provides the perfect space for a home office, hobby room or just to unplug and unwind . Upstairs, the primary bedroom offers a convenient walk-in closet and a 4-piece ensuite with black granite complete with a jetted tub. There are two more generously sized bedrooms with lovely light. A laundry room with a new washing machine completes the second level. Other recent upgrades, and updated main bathroom shower, a replaced sewer line and water line, ensuring easy living and functionality. Additional highlights include new paint throughout, two furnaces, a new hot water tank installed in October 2023, new sewer/water lines in April 2024 and a 25-year warranty on the decks. This meticulously maintained home offers exceptional value for anyone seeking the accessibility of urban living. Ultimate inner city location; steps away from Crescent Park, coveted Crescent Road, Tennis courts, a Basketball court, Skating rink, children's playground, curling rink, and two baseball diamonds! A short walk to downtown, Prince's Island, St Patrick's Island, the Bow River and numerous walking and wheeling pathways.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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











