



THE
A-TEAM

**RE/MAX
FIRST**

215 2 Avenue, Calgary T2E 0E3

MLS®#: **A2176714** Area: **Crescent Heights** Listing Date: **10/31/24** List Price: **\$1,499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1920**
Lot Information
 Lot Sz Ar: **5,672 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,238**
 Low Sqft:
 Ttl Sqft: **2,238**

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Garden,Interior Lot,Irregular Lot,Landscaped,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,High Ceilings,Skylight(s),Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 9`5"
Living Room	Main	23`3" x 18`1"
Family Room	Upper	17`5" x 9`8"
Game Room	Basement	12`4" x 9`10"
Storage	Basement	5`4" x 4`5"
Bedroom	Upper	10`1" x 9`11"
Bedroom	Basement	9`6" x 9`1"

Room	Level	Dimensions
Dining Room	Main	10`8" x 10`0"
Den	Upper	20`5" x 12`8"
Den	Basement	9`0" x 7`7"
Laundry	Basement	12`4" x 9`3"
Bedroom - Primary	Upper	15`6" x 12`10"
Bedroom	Upper	10`7" x 10`3"
2pc Bathroom	Main	

4pc Bathroom
5pc Ensuite bath

Basement
Upper

4pc Bathroom
Kitchenette
Legal/Tax/Financial

Upper
Basement

9`10" x 5`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1332N

Remarks

Pub Rmks: **Enjoy breathtaking unobstructed views on the ridge in Crescent Heights. South facing backyard on a 50' R-C2 lot overlooks the Bow River, Parks, Centre Street Bridge, Downtown Skyline, and sunsets over the snow capped Rocky Mountains. You can watch the sunrise to sunset from the multi-tiered decks. This 5-level split with 2,860+ sq ft of developed living space offers 4 bedrooms, 3.5 bathrooms, and lots of room for your family to spread out. With only a few lots that showcase these captivating views along the ridge, this home offers an amazing opportunity to live, renovate, rent, or build your dream home. Properties with these impeccable views and full size lots do not come up often, don't miss out!**

Inclusions:
Property Listed By: **n/a
RE/MAX House of Real Estate**

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











