



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 Sz Ar: 5,672 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 2,238
Low Sqft:
Ttl Sqft: 2,238

DOM

13
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

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, Family Room, Game Room, Storage, Bedroom, and another Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Den, Den, Laundry, Bedroom - Primary, Bedroom, and 2pc Bathroom.

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











