



THE
A-TEAM

**RE/MAX
FIRST**

223 2 Avenue, Calgary T2E 0E3

MLS®#: **A2183273**

Area: **Crescent Heights**

Listing Date: **12/12/24**

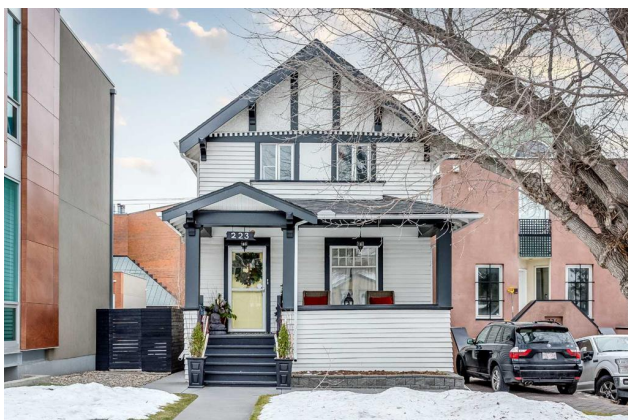
List Price: **\$1,123,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1918**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,670**
Low Sqft:
Ttl Sqft: **1,670**

DOM

9

Layout

Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot,Views**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Composite Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer,Wine Refrigerator**
Int Feat: **French Door,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 11`7"
Family Room	Main	12`0" x 11`7"
Nook	Main	8`0" x 4`2"
Bedroom - Primary	Second	14`2" x 12`0"
Bonus Room	Second	15`0" x 8`9"
Sunroom/Solarium	Second	9`4" x 8`0"
4pc Bathroom	Lower	10`3" x 6`0"

Room	Level	Dimensions
Dining Room	Main	11`1" x 11`7"
Kitchen	Main	19`1" x 8`2"
2pc Bathroom	Main	6`0" x 29`6"
Bedroom	Second	12`0" x 7`10"
4pc Bathroom	Second	9`0" x 5`1"
Laundry	Lower	11`11" x 10`0"
Bedroom	Lower	19`0" x 17`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1332N

Remarks

Pub Rmks: **Stunning Character home with so much historical significance. Located only a couple of blocks from Bow River pathway and walking distance to downtown. This home has had many upgrades, including wiring, flooring (beautiful gleaming hardwood), newer shingles, newer water tank. Enjoy the city view from the upper sunroom (heated) Large front porch facing a quiet street. Balcony off the front Primary Bedroom. Located only a couple of blocks from the Bow river pathway. This beautiful home was featured in the book 100 Storeys by artist Jackie Ramsay.**

Inclusions:
Property Listed By: **All appliances
Royal LePage Mission Real Estate**

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



