



THE
A-TEAM

**RE/MAX
FIRST**

1427 2A Street, Calgary T2M2X5

MLS® #: **A2184994**

Area: **Crescent Heights**

Listing Date: **01/02/25**

List Price: **\$879,900**

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

108

Layout

Beds: **3 (3)**

Baths: **2.5 (2 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	Room	Level	Dimensions
Living Room	Main	13`6" x 10`0"	Dining Room	Main	11`3" x 15`2"
Kitchen	Main	16`3" x 10`7"	2pc Bathroom	Main	
Bedroom - Primary	Second	15`10" x 13`11"	Bedroom	Second	13`9" x 9`5"
Bedroom	Second	9`11" x 7`9"	Family Room	Main	11`4" x 10`5"
4pc Ensuite bath	Second		Foyer	Main	11`3" x 8`4"
3pc Bathroom	Second		Walk-In Closet	Second	8`5" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C2

Legal Desc:

2511W

Remarks

Pub Rmks:

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











