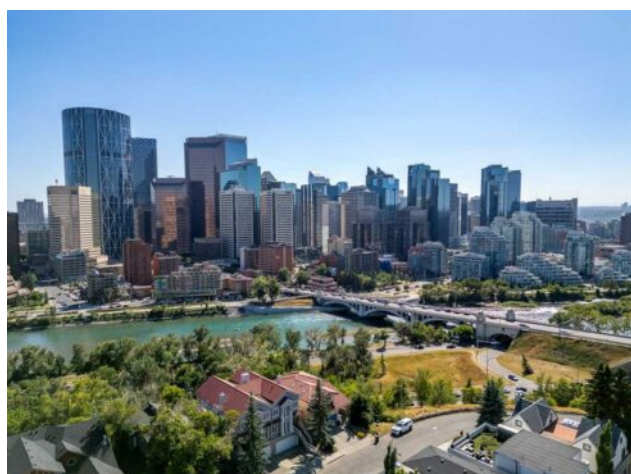


209 2 Avenue NE
Calgary, Alberta

MLS # A2155841



\$1,149,900

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,012 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Clay Tile

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: N/A

Welcome to a stunning gem with unobstructed views of the downtown skyline from all three levels, located in the vibrant neighborhood of Crescent Heights. This beautiful, custom one of a kind architect designed home combines elevated finishings with modern amenities, offering a unique blend of old-world charm and contemporary comfort. The home's exterior showcases a timeless design with its charming front porch, ornate woodwork, and period-specific details that reflect its historical significance. The property features a well maintained yard with mature trees, space for colourful flower beds, and lawn, providing a serene and inviting outdoor space. A double attached garage offers ample storage and parking, adding to the convenience and functionality of the property. Upon entering, you are greeted by a spacious and welcoming living room with original hardwood floors, large windows that flood the space with natural light, and a cozy fireplace that adds warmth and character. The formal dining area, adjacent to the living room, is perfect for hosting dinner parties and family gatherings. It features amazing city views with a door leading to the deck for additional gathering space. The modernized kitchen boasts appliances, stone countertops, ample cabinetry, and a convenient breakfast nook. It seamlessly blends contemporary functionality with the home's traditional aesthetic. The home offers multiple bedrooms, each with its own unique charm. The master bedroom is a serene retreat with a spacious closet and large windows and door leading to balcony, that offer picturesque views of the city. The updated bathrooms feature modern fixtures, stylish tiling, and a soothing color palette, providing a spa-like experience. The fully finished basement includes a versatile recreation room, perfect for a family room, gym, or play area, along with additional storage space.

Throughout the home, you'll find original details such as crown molding, vintage light fixtures, and intricate woodwork, preserving the integrity of the property. Located in the heart of Crescent Heights, this home offers easy access to downtown Calgary, parks, schools, and an array of dining and shopping options. Crescent Heights is known for its vibrant community atmosphere, with Rotary Park, walking trails, and community events that make it a desirable place to live. This exceptional property is a rare find, offering the perfect combination of historical charm and modern convenience. Don't miss the opportunity to own a piece of Calgary's rich history in one of its most coveted neighborhoods.