

211 2 Avenue NE
Calgary, Alberta

MLS # A2155946



\$1,149,900

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,954 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Parquet	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Granite Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: As is where is

Enjoy unobstructed views of the downtown skyline from all three levels of this custom one of a kind, architect designed property in Crescent Heights. This home is more than just bricks and mortar; it was designed with upscale construction & is a canvas for your life's next chapter. Whether you're a growing family, a couple seeking charm and convenience, or an investor looking for a gem in a prime location, this property is ready to welcome you home. The front door opens into a sunlit foyer, where the warmth of the original hardwood floors feels like a gentle embrace. The spacious living room, bathed in natural light from the large windows, offers a serene space for morning coffee, afternoon reading, or evening gatherings by the fireplace. Each window frames a picture-perfect view of the city, where the seasons paint a changing landscape. The kitchen, a blend of vintage charm and modern convenience, is the heart of this home, with granite countertops and custom cabinetry provide both beauty and functionality. The cozy breakfast nook, overlooking the backyard, is the perfect spot for savoring homemade meals and heartfelt conversations. Upstairs, the master bedroom awaits, a tranquil retreat with its spacious closet and windows that invite the morning sun. The additional bedrooms, each with their own ensuite and unique character, offer comfort and serenity, promising restful nights and cheerful mornings. The fully finished basement is currently being used as a nanny suite. It could be a family room, rec room or bedroom, this space offers endless possibilities. The additional storage, office and laundry area add to the home's practicality. Step outside to discover a backyard, where mature trees provide shade and privacy, and the lawn invites outdoor play and relaxation. Living at 211 2 Ave NE means more than just owning a home; it means becoming part of

the vibrant Crescent Heights community. Here, you're just a short stroll from Rotary Park, walking trails, and local shops and restaurants. The nearby Crescent Heights Park and Jim Fish Ridge offers breathtaking views of the city skyline and the Bow River, perfect for evening strolls and weekend picnics.