

1427 2A Street NW  
Calgary, Alberta

MLS # A2184994



**\$879,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Natural Woodwork, Open Floorplan, Sump Pump(s)		

**Inclusions:** n/a

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..