



GRASSROOTS
REALTY GROUP

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1306 2 Street NE
Calgary, Alberta

MLS # A2248140



\$639,900

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 199
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

OPEN HOUSE - Saturday (August 16) from 1:00pm till 3:00pm and Sunday (August 17) from 1:00pm till 3:00pm! Experience the perfect balance of city living and neighbourhood charm in this beautiful corner-unit townhouse, ideally located in one of Calgary's most desirable inner-city communities - Crescent Heights. Known for its breathtaking views of the downtown skyline and Bow River, Crescent Heights offers a vibrant lifestyle with parks, pathways, and urban conveniences all within easy reach. Just a short 6-minute drive or 30-minute walk to downtown, this location is perfect for those seeking an easy commute and an active lifestyle. Enjoy nearby amenities such as a dog park, playgrounds, tennis courts, and the scenic Bow River Pathway—ideal for cycling, jogging, or peaceful evening strolls. Trendy restaurants, cafes, and essential shops are all within steps of your front door. Inside, this home blends modern farmhouse style with thoughtful functionality. The main floor features an open-concept layout with hardwood floors, granite countertops, and full-height shaker-style cabinetry with crown molding. A large kitchen island with pendant lighting, stainless steel appliances, and a gas range will delight any home chef. The spacious dining area comfortably fits a table for eight, while the cozy living room with a stone-faced gas fireplace creates the perfect spot for relaxing evenings. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet and spa-inspired ensuite. A skylight fills the upper floor with natural light, and a conveniently located laundry closet adds practicality. The fully finished basement offers a versatile rec room, an additional bedroom, and a full bathroom - ideal for guests or a home office. Outside, enjoy a private backyard patio for summer BBQs, and a fully insulated, drywalled single detached garage just steps

from your door. With its unbeatable location, stylish finishes, and smart layout, this home is a rare find in one of Calgary’s most sought-after neighbourhoods.