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## 1612 2A Street NW Calgary, Alberta

MLS # A2260955



\$585,000

Division:	Crescent Heights				
Type:	Residential/House	e			
Style:	1 and Half Storey				
Size:	1,043 sq.ft.	Age:	1910 (115 yrs old)		
Beds:	3	Baths:	1		
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off S				
Lot Size:	0.09 Acre				
Lot Feat:	Back Lane, Back	Yard, Corner	Lot. Front Yard		

Floors: Ceramic Tile, Hardwood, Laminate, Linoleum  Roof: Asphalt Shingle  Basement: Full  Exterior: Concrete, Wood Frame, Wood Siding  Condo Fee: -  LLD: -  Zoning: M-C1  Foundation: Poured Concrete  Utilities: -	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: -  Exterior: Concrete, Wood Frame, Wood Siding Zoning: M-C1	Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Exterior: Concrete, Wood Frame, Wood Siding Zoning: M-C1	Roof:	Asphalt Shingle	Condo Fee:	-
Consider, tread hairing tread chairing	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	M-C1
	Foundation:	Poured Concrete	Utilities:	-

Features: French Door, Open Floorplan

Inclusions: N/A

Excellent opportunity in Crescent Heights! This original character home, built in 1910, sits on a lot and a half on a quiet corner street just steps away from 16th Avenue. Whether you choose to keep it as a rental, renovate, or redevelop, the possibilities here are endless. With its prime location in one of Calgary's most sought-after inner-city neighborhoods, this property is ideally suited for investors, builders, or developers. The home itself features a two-bedroom, one-bathroom layout with generous main-floor living space, a fully developed upper level, and a fully finished basement with a laundry room for added functionality. A private driveway and single-car detached garage add convenience. Don't miss the chance to secure a rare lot and a half in Crescent Heights with excellent access to downtown, transit, schools, and amenities.