



1609 2A Street NW
Calgary, Alberta

MLS # A2291848



\$644,800

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to your inner-city home in the sought-after community of Crescent Heights NW. Located in a semi-gated setting, this beautifully renovated property offers a unique open-concept layout with modern finishes and exceptional outdoor living space. The stylish kitchen features crisp white cabinetry, quartz countertops, a striking oversized dark sink, stainless steel appliances, a chimney-style hood fan, and a coordinating backsplash. The adjacent dining area is filled with natural light from large windows overlooking the deck and the treed backyard. Step outside to enjoy your private outdoor retreat, complete with a Mirador adjustable louvered aluminum pergola, designed for both comfort and style. Its patented adjustable louvers and integrated gutter system provide shade and protection from the rain—perfect for relaxing or entertaining. This home underwent a complete renovation inside and out just two years ago, including a new roof, new windows, redesigned interior layout, new flooring, a fully updated kitchen with new appliances and sink, renovated bathrooms including a new primary ensuite, a new deck, fresh exterior paint, and newly landscaped front and back yards. The home also features 200 AMP electrical service, providing excellent capacity for modern living. In 2025, a brand-new heated double garage was added, finished with durable Hardie board siding and equipped with an EV charger plug already installed. Adjacent to the garage is a newly built flex room, complete with a Murphy bed, closet space, and a full 4-piece bathroom—ideal for guests, a home office, studio, or private retreat. The partially finished basement offers excellent storage and future development potential, ready for your creative ideas. Situated on a property with MC-1 zoning, this home also presents exciting future redevelopment potential. Enjoy an

unbeatable location just steps from 16 Avenue and the prestigious Crescent Road with stunning downtown skyline views, and within walking distance to downtown, SAIT, public transit (future Green Line C-Train), grocery stores, parks, and restaurants. Families will appreciate being within the catchment of the highly regarded Rosedale Elementary School and Crescent Heights High School. A rare opportunity to own a beautifully renovated home in one of Calgary's most desirable inner-city communities. Book a showing today before it's GONE.