



**223 2 Avenue NE**  
**Calgary, Alberta**

**MLS # A2301595**



**\$980,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,572 sq.ft.	<b>Age:</b>	1918 (108 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Wood Windows		

**Inclusions:** 2 refrigerator

This STUNNING inner city gem combines timeless CHARACTER with MODERN updates. Located in COVETED Crescent Heights on a BEAUTIFUL tree lined street - and WALKING distance to downtown and the river pathways. Pride in ownership is reflected throughout this IMMACULATE home. As you arrive you will notice the spacious VERANDA. There is a large living room and formal dining room . The spacious kitchen, features QUARTZ countertops, STAINLESS STEEL appliances , an eating bar , plenty of cabinets and counter space with a dining area . There is also a bathroom and family room with patio door that leads you to your DECK and fenced BACKYARD where you can sit and relax and take in the beautiful VIEWS of downtown Calgary. Upstairs there are 3 bedrooms including a primary bedroom with a walk-in closet. One of the other bedrooms includes an enclosed porch perfect for a home office. There is also a full bathroom upstairs. The WALK UP basement has a separate entrance that leads to the BEAUTIFUL SUITE( illegal). This incredible home has had many upgrades throughout, including: updated kitchen, bathrooms, electrical, custom shed, newer roof, hot water tank and so much more. The location is unbeatable only 2 blocks to the Bow River pathway and minutes to downtown. Exceptional value don't miss out on this incredible home!