



GRASSROOTS
REALTY GROUP

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215 2 Avenue NE
Calgary, Alberta

MLS # A2118154



\$1,495,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,238 sq.ft.	Age:	1920 (104 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Garden, Interior Lot, Irregular Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Enjoy breathtaking unobstructed views on the ridge in Crescent Heights. South facing backyard on a 50' R-C2 lot overlooks the Bow River, Parks, Centre Street Bridge, Downtown Skyline, and sunsets over the snow capped Rocky Mountains. You can watch the sunrise to sunset from the multi-tiered decks. This 5-level split with 2,860+ sq ft of developed living space offers 4 bedrooms, 3.5 bathrooms, and lots of room for your family to spread out. With only a few lots that showcase these captivating views along the ridge, this home offers an amazing opportunity to live, renovate, rent, or build your dream home. Properties with these impeccable views and full size lots do not come up often, don't miss out!