



**602 Centre A Street NW
Calgary, Alberta**

MLS # A2136915



\$2,299,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,443 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Many Trees, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Wet Bar		

Inclusions: None

Price reduced by 50,000 for a quick sale. Absolutely stunning opportunity! Located in the highly desirable Crescent Heights neighbourhood, this extraordinary home is just steps away from downtown, offering breathtaking city, river and park views. This custom-built luxury home provides over 4,600 square feet of modern living space, featuring 4 spacious bedrooms, each with en suite bathrooms. The additional 2 half bathrooms, situated on the main floor and in the basement, offer convenience and comfort to visitors. A central elegant three-story curved staircase, Brazilian cherry hardwood floors, an open living room with 16-foot domed ceilings, and a large dining room together create a sophisticated living environment. The gorgeous chef's custom kitchen includes a large island and breakfast nook overlooking the spacious backyard. The expansive master bedroom is equipped with a three-sided fireplace, walk-in closet, and steam shower. The fully developed walk-out basement features a large family room, wet bar, and a fourth bedroom, with in-floor heating throughout. Enjoy a generous private deck and a fine patio walking out from the basement, along with a stunning balcony. The home also includes a triple attached garage with heated floors and driveway. Just minutes away from restaurants, downtown, schools, the Bow River pathways, and Prince's Island Park.