



230 2 Avenue NE
Calgary, Alberta

MLS # A2142260



\$900,000

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| Division: | Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,413 sq.ft. | Age: | 1912 (112 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Shingle Siding, Wood Frame, Wood Siding | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Chimney Range Hood Fan, Built In Microwave Oven, Beverage Refrigerator (Kitchen), Bar Size Refrigerator (Basement), Chest Freezer (Basement), Murphy Bed (Negotiable), Planter Boxes, Exterior Lighting

OPEN HOUSES: Sat 11am-1pm AND Sunday 1pm-3pm - don't miss out! Crescent Heights renovated gem, half a block from Rotary Park overlook, in Calgary's 9th most walkable neighbourhood, and with 25'7" x 21'3" over-sized finished/dry-walled double detached garage. Contemporary, high end finishings are unparalleled, and the open-concept, air conditioned interior creates a comfortable environment for the summer months. Enjoy almost 2000 square feet of developed living space, including a full basement, which is rare for centennial homes. The property is equipped with 3 large bedrooms, 3 full bathrooms, and the beautifully balanced plan is seamless from top to bottom (view iGuide Virtual Tour, with measuring tools and zoom capabilities, Detailed Floor Plans and aerial photos to show off the incredible location!). Lifestyle perks include a 17'x7' front verandah, for relaxing in the sun, 2-tiered rear deck with direct gate access to the side yard from the BBQ (upper) level, and massive 20'x14' lower level, garden beds, planter boxes, and a 9.5'x8' upper balcony over-looking the fenced, treed back yard. Every room in this immaculately-cared for home is spacious and bright, with tons of windows, even thoughtful interior "borrowed light panes" looking from the deep foyer into the front-facing bay windows of the living room. Wide-board hardwood and beautiful tile selections run through the main and upper floors, and the central dining gives full-capacity entertaining. However, the real show-stopper is the incredible, full-width, walk-through kitchen, with stainless steel appliances (gas stove, built-in microwave, chimney hood, dishwasher, bar fridge, full-sized fridge), quartz counters, a 9'9" slab island, farmhouse sink, floating shelves, designer white full-height cabinets, stylish backsplash tiles, pot & pan drawers, 3 sets of full-depth pantry cabinets, small

appliance bar area, and pull-out cabinet for convenient garbage/recycling. Upper-floor laundry with interior linen/storage, is centred between the two bedrooms, each with access to its own fully renovated bathroom, featuring a stand-alone soaker in one, and glass walk-in shower + in-floor heat for the primary. Both bedrooms also have great walk-in closet spaces, with professional built-ins (the primary has more of a dressing room, with double doors and at 12'x4.5'). Both are sized for queen OR king-sized furnishings. The hidden Murphy bed in the current home office room allows for flexibility, and is negotiable. In the basement, the front is now a gym/recreation, with games area across the middle, but could easily be a large single media set-up; there is a cute dressing space, and the guest room has been dual-use for sleeping and/or work from home (this ALSO has a walk-in closet for good measure)! NO detail has been omitted, as this perfect home also has vacu-flo, high efficient furnace and hot water tank, both within the past decade, water softener, and plenty of extra storage under the stairs.