



**GRASSROOTS**  
REALTY GROUP

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**1427 2A Street NW**  
**Calgary, Alberta**

**MLS # A2144701**



**\$899,999**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Landscaped, Street Lighting, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan		

**Inclusions:** Refrigerator, Dishwasher, Stove, Oven, Microwave, Washer, Dryer, Garage door opener with control(s)

Discover urban living at its finest in this charming 2-story residence nestled in the heart of Crescent Heights, on a low traffic cul-de-sac. Boasting 3 bedrooms, 3 bathrooms, and a double detached garage, this delightful home offers both comfort and convenience. Situated on one of the largest lots in the area, approximately 3,229 square feet, the property presents endless possibilities. Renovated down to the studs in 2007, this home seamlessly blends timeless elegance with modern amenities. Step inside to be greeted by 9-foot ceilings and abundant natural light that illuminate the open floor plan. Recent upgrades, including new front and back TimberTech composite decks, an updated main bathroom shower, and a replaced sewer line and water line, ensure both style and functionality. The main level features a spacious living room flowing effortlessly into the dining area and gourmet kitchen. Walnut floors throughout add warmth and character, while stainless steel appliances, black granite countertops and new kitchen faucet exude sophistication. Sliding glass doors lead to the newly installed deck and a meticulously landscaped west-facing backyard, ideal for entertaining. A cozy den provides the perfect space for a home office or relaxation. Upstairs, two generously sized bedrooms offer ample storage, while the primary bedroom boasts luxury with a walk-in closet and a 4-piece ensuite with black granite complete with a jetted tub. A laundry room with a new washing machine completes the second level. Additional highlights include new paint throughout, two furnaces, a brand new hot water tank installed in October 2023, and new sewer/water lines in April 2024. With a 25-year warranty on the decks, the owner's meticulous care and maintenance ensure peace of mind for years to come. Located within walking distance to downtown, restaurants, transportation, and

scenic walking paths, this home offers exceptional value for a small family or professional couple seeking the perfect blend of urban living and suburban tranquility.