

# \$879,900 - 1427 2a Street Nw, Calgary

MLS® #A2184994

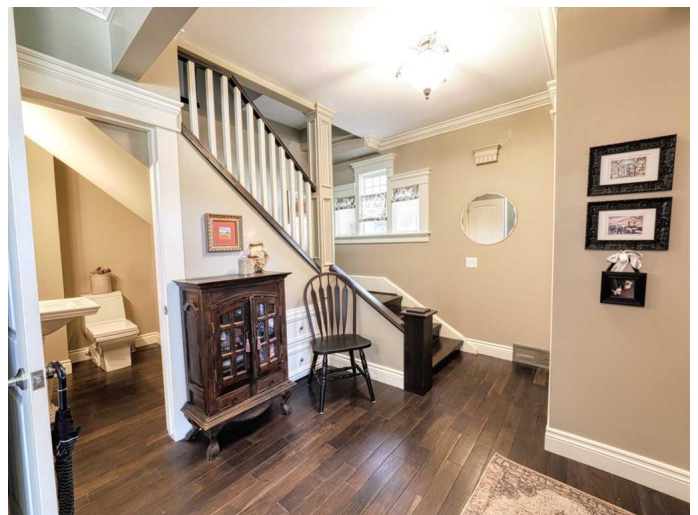
**\$879,900**

3 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Charming, character, Crescent Heights 2-storey home located on a quiet cul-de-sac. Easy walking distance to downtown parks, schools, and restaurants. Sitting pretty on a 33'9"-foot WIDE west-facing lot with over 3200 sq.ft. of living space, 3 bedrooms, 3 bathrooms, and a double detached garage. Renovated to the studs in 2007, this home cleverly blends timeless finishing with modern comforts. Step inside and be greeted by 9-foot ceilings and fantastic natural light which fills the open floor plan. Bright, airy main level features a spacious living room flowing seamlessly into the dining area with a cozy window seat and gourmet kitchen. Rich, Walnut floors throughout add warmth and character, while stainless steel appliances, black granite countertops and new kitchen faucet add a modern touch. Sliding glass doors lead to the newly installed deck and west-facing backyard, ideal for entertaining. The new, front and back TimberTech composite decks are perfect for outdoor living; making more time for socializing and Sangrias. A cozy den provides the perfect space for a home office, hobby room or just to unplug and unwind . Upstairs, the primary bedroom offers a convenient walk-in closet and a 4-piece ensuite with black granite complete with a jetted tub. There are two more generously sized bedrooms with lovely light. A laundry room with a new washing machine completes the second level. Other recent upgrades, and updated main bathroom shower, a replaced



sewer line and water line, ensuring easy living and functionality. Additional highlights include new paint throughout, two furnaces, a new hot water tank installed in October 2023, new sewer/water lines in April 2024 and a 25-year warranty on the decks. This meticulously maintained home offers exceptional value for anyone seeking the accessibility of urban living. Ultimate inner city location; steps away from Crescent Park, coveted Crescent Road, Tennis courts, a Basketball court, Skating rink, children's playground, curling rink, and two baseball diamonds! A short walk to downtown, Prince's Island, St Patrick's Island, the Bow River and numerous walking and wheeling pathways.

Built in 1910

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2184994          |
| Price          | \$879,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,661             |
| Acres          | 0.07              |
| Year Built     | 1910              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1427 2a Street Nw |
| Subdivision | Crescent Heights  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T2M2X5

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Open Floorplan, Built-in Features, Natural Woodwork, Sump Pump(s)  
Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Landscaped, Back Lane, Cul-De-Sac  
Roof Asphalt  
Construction Stucco  
Foundation Block

### Additional Information

Date Listed January 2nd, 2025  
Days on Market 109  
Zoning R-C2

### Listing Details

Listing Office RE/MAX Real Estate (Central)

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