

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

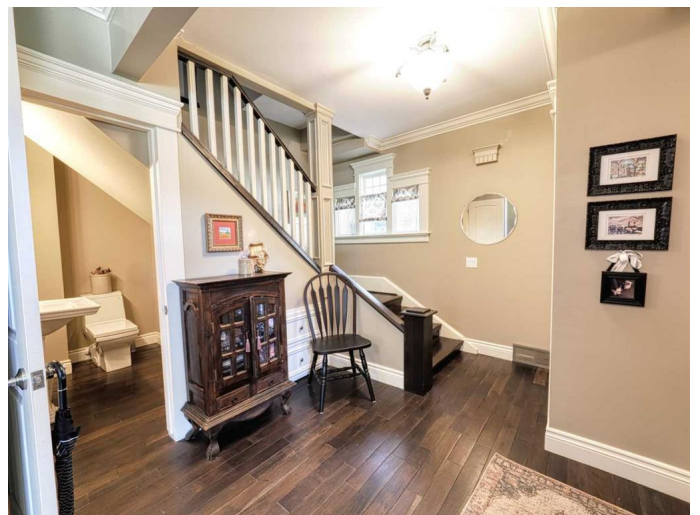
MLS® #A2184994

**\$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 98  
Zoning R-C2

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.