

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

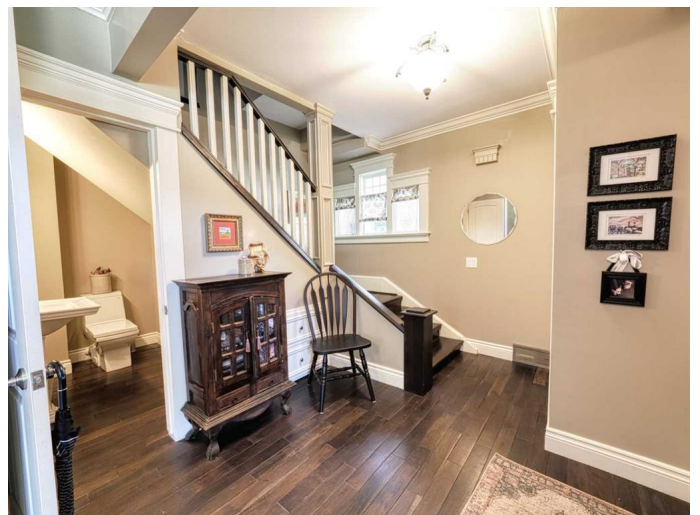
MLS® #A2184994

**\$879,900**

3 Bedroom, 3.00 Bathroom, 1,661 sqft  
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Open House: Sun , Jan 26, 1:30pm-3:30 pm,  
1427 -2A Street N.W. 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	Built-in Features, Natural Woodwork, Open Floorplan, 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 Lane, Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt
Construction	Stucco
Foundation	Block

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	71
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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