

# \$1,050,000 - 1417a 1 Street Nw, Calgary

MLS® #A2213577

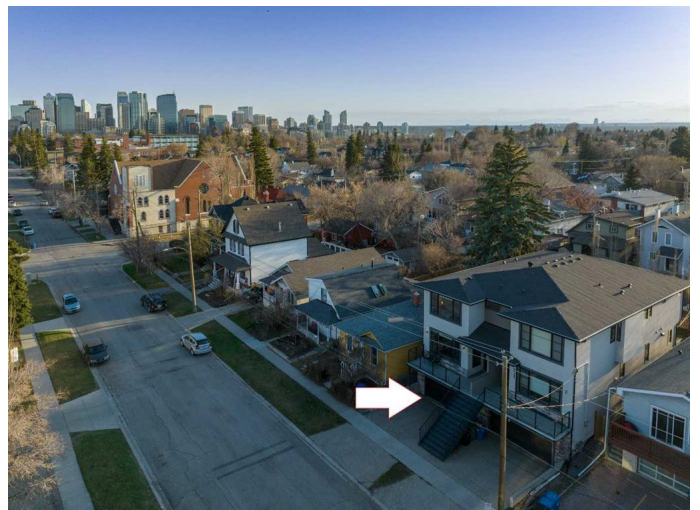
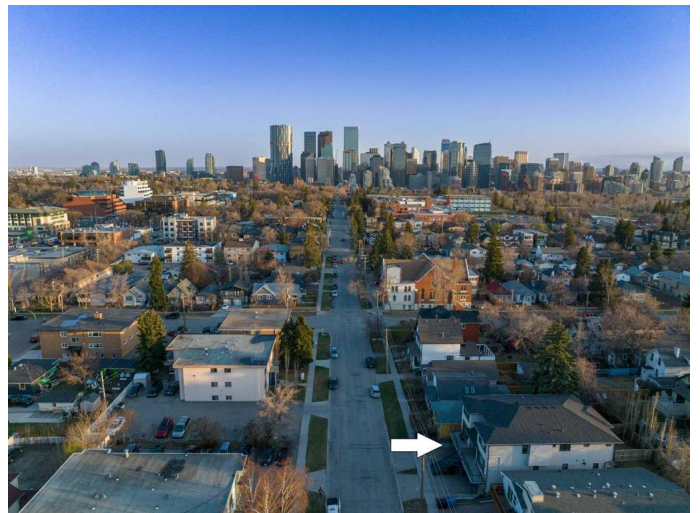
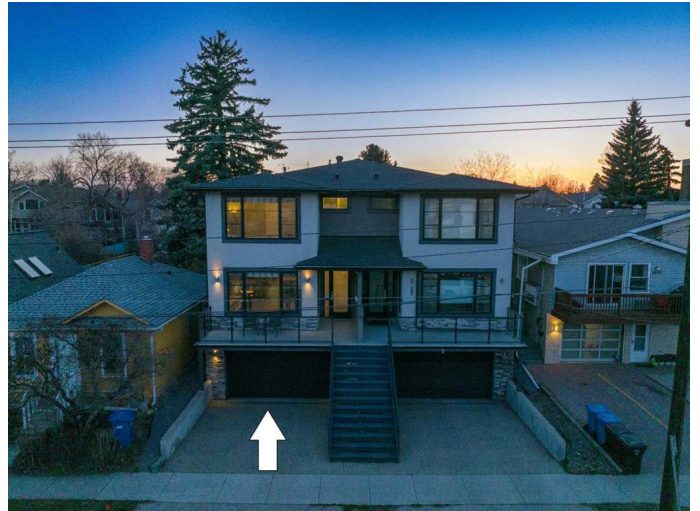
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Open House Sunday May 11 , 2:00 to 4:00 , 1417A -1 ST N.W., Discover this exceptional urban residence in Crescent Heights, conveniently located just two blocks from the vibrant Center St North and a short stroll to Prince's Island, the Bow River pathway, and downtown. Within minute's walk, you'll find an array of restaurants, schools, and grocery stores. This home boasts a spacious 2,300 sq ft layout, featuring 9-foot ceilings on all 3 levels , 8-foot doors, and engineered hardwood flooring throughout the main area. The inviting living space includes a three-sided fireplace and a gourmet kitchen equipped with quartz countertops, highlighted by a 10-foot island and a Dacor appliance package that features a 42-inch refrigerator, a six-burner gas cooktop, and a double wall oven, complemented by a butler's pantry with a wine fridge. The upper level offers three well-appointed bedrooms, a laundry area, and two bathrooms with dual sinks, while the expansive primary suite includes a large walk-in closet and a luxurious five-piece en suite with double sinks, a soaking tub, and a spacious shower. The fully developed lower level adds an additional 600 sq ft of living space, featuring a walk-out rec room, a fourth bedroom, and a third full bath. Additional highlights include a two-car attached garage and a generously sized lower mudroom with built-ins, all set within a fully fenced private west-facing yard that captures excellent evening sunlight. Inner city living with a high Walk Score



Built in 2013

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213577               |
| Price          | \$1,050,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,300                  |
| Acres          | 0.06                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1417a 1 Street Nw |
| Subdivision | Crescent Heights  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M2S7            |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Additional Parking, Double Garage Attached, Driveway |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters           |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Double Oven |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |  |
|--------------|--|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Exterior Entry, Finished, Full, Walk-Up To Grade |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Yard                                      |
| Lot Description   | Back Yard, Few Trees, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt  |
| Construction      | Stucco   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 14               |
| Zoning         | M-CG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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