



# 1427 2A Street Calgary Alberta

\$799,900

\*\*\* OPEN HOUSE Sat Oct 14, 2023 2pm - 4pm \*\*\* Experience inner city living at its finest in this beautiful 2 storey home in the heart of Crescent Heights. With a total of 3 bedrooms, 3 bathrooms and a double detached garage, this charming home is sure to impress. The home is in a prime location walking distance to downtown, restaurants, transportation, and amenities as well as beautiful walking paths that boast views of the mountains and lush greenery. Placed on one of the biggest lots in the neighborhood, approximately 3,229 SqFt, the property has endless potential. The home was renovated down to the studs in 2007, providing a mix between old world appeal and modern day conveniences. 9 foot ceilings on the main floor and an abundance of natural light makes for a very bright and open floor plan. Upon entering the home, you'll find a large living room open to the dining area and kitchen. The gorgeous Walnut floors throughout make for a seamless transition into each room. The large dining area has a unique window seat that was maintained from the original layout of the house. The gourmet kitchen comes equipped with stainless steel appliances and beautiful black granite countertops as well as a raised breakfast eating bar. Just off of the kitchen, you'll find sliding glass doors that lead out to a large patio and a beautifully landscaped west backyard perfect for entertaining friends and family. A 2 piece powder room on the main floor is uniquely placed under the stairs. The cozy den on the main floor is perfect for an office, or seating area. Upstairs, you can find 2 good sized bedrooms with large, deep closets for convenient storage. One of the bedrooms can be easily converted into an office space or hobby room. A 3 piece main bathroom can be found on the upper level with contemporary features that match the rest of the home. A large primary bedroom greets you with ...

3pc Bathroom 5.92 Ft x 7.33 Ft

4pc Bathroom 9.17 Ft x 7.83 Ft

Bedroom 13.75 Ft x 9.42 Ft

Bedroom 7.75 Ft x 9.92 Ft

Primary Bedroom 13.92 Ft x 15.83 Ft

Other 8.42 Ft x 7.25 Ft

2pc Bathroom 4.50 Ft x 7.25 Ft

Den 11.33 Ft x 10.42 Ft

Dining room 11.25 Ft x 15.17 Ft

Foyer 11.25 Ft x 8.33 Ft

Kitchen 16.25 Ft x 10.58 Ft

Living room 13.50 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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