



# 209 2 Avenue Calgary Alberta

\$1,250,000

Welcome to a stunning gem with unobstructed views of the downtown skyline from all three levels, located in the vibrant neighborhood of Crescent Heights. This beautifully preserved home combines classic architecture with modern amenities, offering a unique blend of old-world charm and contemporary comfort. The home's exterior showcases a timeless design with its charming front porch, ornate woodwork, and period-specific details that reflect its historical significance. The property features a well maintained yard with mature trees, space for colourful flower beds, and lawn, providing a serene and inviting outdoor space. A double attached garage offers ample storage and parking, adding to the convenience and functionality of the property. Upon entering, you are greeted by a spacious and welcoming living room with original hardwood floors, large windows that flood the space with natural light, and a cozy fireplace that adds warmth and character. The formal dining area, adjacent to the living room, is perfect for hosting dinner parties and family gatherings. It features amazing city views with a door leading to the deck for additional gathering space. The modernized kitchen boasts appliances, stone countertops, ample cabinetry, and a convenient breakfast nook. It seamlessly blends contemporary functionality with the home's traditional aesthetic. The home offers multiple bedrooms, each with its own unique charm. The master bedroom is a serene retreat with a spacious closet and large windows and door leading to balcony, that offer picturesque views of the city. The updated bathrooms feature modern fixtures, stylish tiling, and a soothing color palette, providing a spa-like experience. The fully finished basement includes a versatile recreation room, perfect for a family room, gym, or play area, along with additional storage space. Throughout the home, you'll find original d...

- Recreational, Games room 19.17 Ft x 15.08 Ft
- 3pc Bathroom 8.67 Ft x 3.50 Ft
- Furnace 11.17 Ft x 6.83 Ft
- Foyer 5.92 Ft x 8.00 Ft
- Kitchen 10.67 Ft x 14.92 Ft
- Dining room 10.67 Ft x 8.58 Ft
- 2pc Bathroom 5.42 Ft x 4.83 Ft
- Primary Bedroom 21.00 Ft x 13.50 Ft
- 5pc Bathroom 12.00 Ft x 9.83 Ft
- Bedroom 12.00 Ft x 9.83 Ft
- Bedroom 12.00 Ft x 9.83 Ft
- 4pc Bathroom 7.00 Ft x 6.42 Ft

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Listing Presented By:



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See

### Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Living room 21.00 Ft x 9.25 Ft

Other 33.00 Ft x 3.25 Ft

Family room 18.58 Ft x 14.08 Ft