



# 211 2 Avenue Calgary Alberta

\$1,250,000

Enjoy unobstructed views of the downtown skyline from all three levels of this fantastic property in Crescent Heights. This home is more than just bricks and mortar; it's a canvas for your life's next chapter. Whether you're a growing family, a couple seeking charm and convenience, or an investor looking for a gem in a prime location, this property is ready to welcome you home. The front door opens into a sunlit foyer, where the warmth of the original hardwood floors feels like a gentle embrace. The spacious living room, bathed in natural light from the large windows, offers a serene space for morning coffee, afternoon reading, or evening gatherings by the fireplace. Each window frames a picture-perfect view of the city, where the seasons paint a changing landscape. The kitchen, a blend of vintage charm and modern convenience, is the heart of this home, with granite countertops and custom cabinetry provide both beauty and functionality. The cozy breakfast nook, overlooking the backyard, is the perfect spot for savoring homemade meals and heartfelt conversations. Upstairs, the master bedroom awaits, a tranquil retreat with its spacious closet and windows that invite the morning sun. The additional bedrooms, each with their own ensuite and unique character, offer comfort and serenity, promising restful nights and cheerful mornings. The fully finished basement is currently being used as a nanny suite. It could be a family room, rec room or bedroom, this space offers endless possibilities. The additional storage, office and laundry area add to the home's practicality. Step outside to discover a backyard, where mature trees provide shade and privacy, and the lawn invites outdoor play and relaxation. Living at 211 2 Ave NE means more than just owning a home; it means becoming part of the vibrant Crescent Heights community. Here, you're just a short stroll from Rotary Park, wa...

Recreational, Games room 18.92 Ft x 12.08 Ft  
 Office 10.83 Ft x 6.83 Ft  
 3pc Bathroom 6.75 Ft x 4.67 Ft  
 Furnace 7.92 Ft x 7.00 Ft  
 Storage 4.25 Ft x 3.42 Ft  
 Living room 19.92 Ft x 18.58 Ft

Dining room 9.25 Ft x 7.92 Ft  
 2pc Bathroom 5.42 Ft x 5.00 Ft  
 Primary Bedroom 21.00 Ft x 13.58 Ft  
 5pc Bathroom 13.67 Ft x 6.00 Ft  
 Bedroom 14.50 Ft x 9.92 Ft  
 Bedroom 14.58 Ft x 9.83 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Family room 21.17 Ft x 12.08 Ft

Kitchen 14.67 Ft x 7.92 Ft

3pc Bathroom 6.50 Ft x 5.42 Ft

3pc Bathroom 6.33 Ft x 5.42 Ft