



# 1417 1 Street Calgary Alberta

\$997,900

Open House June 07 -2025 , 2 to 4, 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 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.richardpalibroda.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Primary Bedroom 15.00 Ft x 14.17 Ft	4pc Bathroom Measurements not available
Bedroom 12.50 Ft x 12.33 Ft	Kitchen 15.83 Ft x 13.67 Ft
Bedroom 13.83 Ft x 11.50 Ft	Other 9.00 Ft x 7.50 Ft
6pc Bathroom Measurements not available	Dining room 17.17 Ft x 15.83 Ft
5pc Bathroom Measurements not available	Living room 17.83 Ft x 13.83 Ft
Recreational, Games room 19.17 Ft x 12.00 Ft	Other 11.17 Ft x 5.50 Ft
Bedroom 10.33 Ft x 9.83 Ft	2pc Bathroom Measurements not available
Furnace 8.83 Ft x 7.17 Ft	