



## 215 2 Avenue Calgary Alberta

\$1,499,000

Enjoy breathtaking unobstructed views on the ridge in Crescent Heights. South facing backyard on a 50' R-C2 lot overlooks the Bow River, Parks, Centre Street Bridge, Downtown Skyline, and sunsets over the snow capped Rocky Mountains. You can watch the sunrise to sunset from the multi-tiered decks. This 5-level split with 2,860+ sq ft of developed living space offers 4 bedrooms, 3.5 bathrooms, and lots of room for your family to spread out. With only a few lots that showcase these captivating views along the ridge, this home offers an amazing opportunity to live, renovate, rent, or build your dream home. Properties with these impeccable views and full size lots do not come up often, don't miss out! (id:6769)

Den 9.00 Ft x 7.58 Ft

Recreational, Games room 12.33 Ft x 9.83 Ft

Laundry room 12.33 Ft x 9.25 Ft

Storage 5.33 Ft x 4.42 Ft

Bedroom 9.50 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Other 9.83 Ft x 5.42 Ft

Kitchen 12.33 Ft x 9.42 Ft

Dining room 10.67 Ft x 10.00 Ft

Living room 23.25 Ft x 18.08 Ft

2pc Bathroom Measurements not available

Den 20.42 Ft x 12.67 Ft

Family room 17.42 Ft x 9.67 Ft

Primary Bedroom 15.50 Ft x 12.83 Ft

Bedroom 10.08 Ft x 9.92 Ft

Bedroom 10.58 Ft x 10.25 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

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



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)