



# 1427 2A Street Calgary Alberta

\$879,900

Open House: Sun , Jan 05, 1:30pm-3:30 pm, 1427 -2A Street N.W. Charming, character, Crescent Heights 2-storey home located on a quiet cul-de-sac. Easy walking distance to downtown parks, schools, and restaurants. Sitting pretty on a 33'9"-foot WIDE west-facing lot with over 3200 sq.ft. of living space, 3 bedrooms, 3 bathrooms, and a double detached garage. Renovated to the studs in 2007, this home cleverly blends timeless finishing with modern comforts. Step inside and be greeted by 9-foot ceilings and fantastic natural light which fills the open floor plan. Bright, airy main level features a spacious living room flowing seamlessly into the dining area with a cozy window seat and gourmet kitchen. Rich, Walnut floors throughout add warmth and character, while stainless steel appliances, black granite countertops and new kitchen faucet add a modern touch. Sliding glass doors lead to the newly installed deck and west-facing backyard, ideal for entertaining. The new, front and back TimberTech composite decks are perfect for outdoor living; making more time for socializing and Sangrias. A cozy den provides the perfect space for a home office, hobby room or just to unplug and unwind . Upstairs, the primary bedroom offers a convenient walk-in closet and a 4-piece ensuite with black granite complete with a jetted tub. There are two more generously sized bedrooms with lovely light. A laundry room with a new washing machine completes the second level. Other recent upgrades, and updated main bathroom shower, a replaced sewer line and water line, ensuring easy living and functionality. Additional highlights include new paint throughout, two furnaces, a new hot water tank installed in October 2023, new sewer/water lines in April 2024 and a 25-year warranty on the decks. This meticulously maintained home offers exceptional value for anyone seeking the accessibility of urban liv...

Primary Bedroom 4.83 M x 4.24 M

Bedroom 4.19 M x 2.87 M

Bedroom 3.02 M x 2.36 M

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 2.57 M x 2.21 M

Living room 4.12 M x 3.05 M

Dining room 3.43 M x 4.62 M

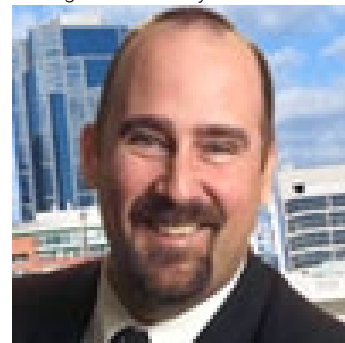
Kitchen 4.95 M x 3.23 M

2pc Bathroom Measurements not available

Family room 3.45 M x 3.18 M

Foyer 3.43 M x 2.54 M

Listing Presented By:



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## RE/MAX Realty Professionals

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