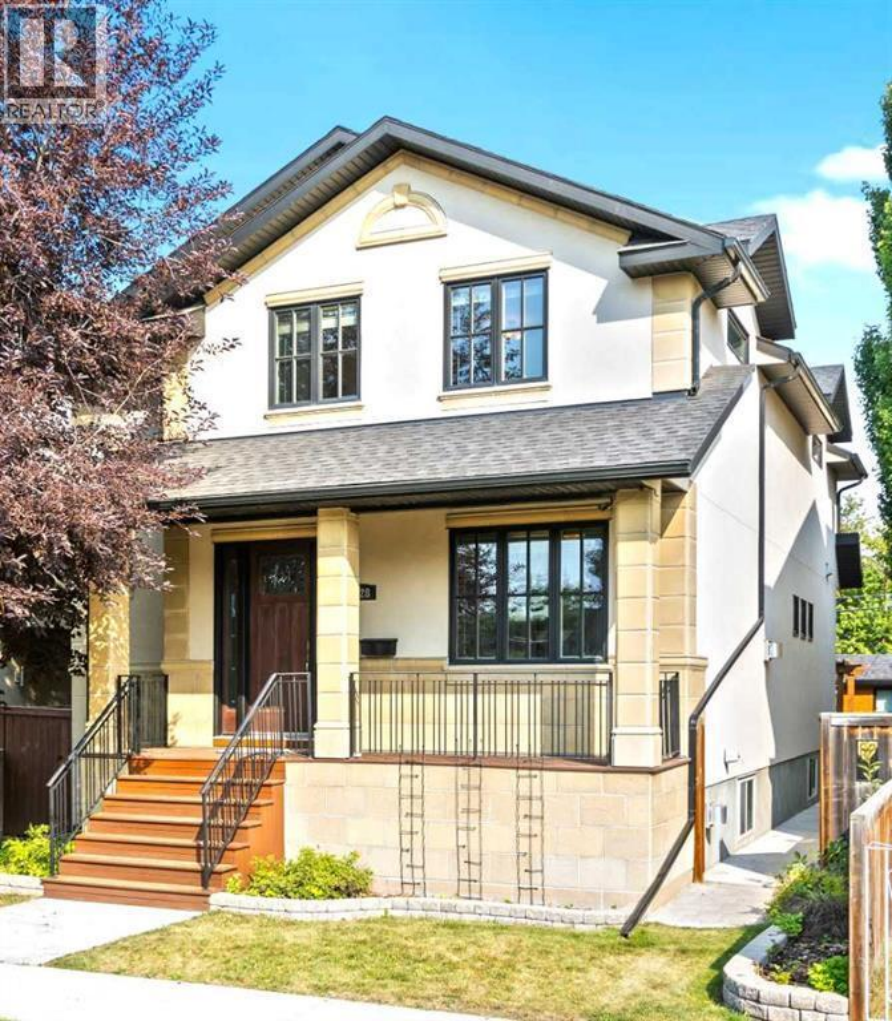


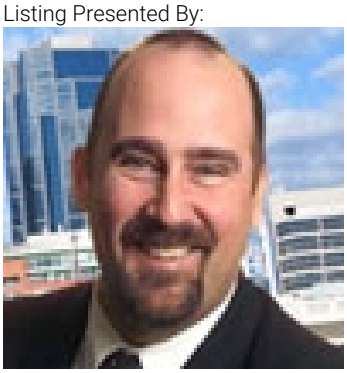
1428 2A Street Calgary Alberta

$1,380,000

Experience executive luxury living in the heart of Crescent Heights with over 3,400 sq. ft. of beautifully developed living space. Tucked away on a quiet inner street just steps from downtown, this stunning family home offers the perfect balance of peaceful neighbourhood living and unbeatable inner-city convenience. Enjoy easy access to shopping, SAIT, public transit, major commuter routes, and an incredible selection of local restaurants and amenities. Set along a charming, tree-lined street in one of Calgary's most sought-after communities, this exceptional single-family home offers the best of urban living. Located minutes from downtown, SAIT, and the University of Calgary, everything you need is close at hand--from boutique shops and trendy cafes to scenic parks and walking paths. Built in 2008 with premium materials and exceptional craftsmanship, the home features over 2,600 sq. ft. of above-grade living space plus an additional 885 sq. ft. of fully finished lower-level development. The thoughtfully designed main floor boasts 9-foot ceilings and includes a versatile front bedroom, office, or den--perfect for working from home. The open-concept living area is filled with natural light and flows seamlessly into a formal dining space and a chef-inspired kitchen. Designed for both entertaining and everyday living, the kitchen is equipped with high-end appliances including a Sub-Zero refrigerator, Thermador gas range, and double wall ovens--an ideal space for hosting guests or preparing family meals. Upstairs, also featuring 9-foot ceilings, you'll find a unique and highly desirable layout with two spacious primary bedrooms, each complete with its own luxurious ensuite bathroom--perfect for families or accommodating guests in comfort and privacy. Additional highlights include a huge main-floor laundry and mudroom, a convenient 2-piece powder room, and an oversized ...

3pc Bathroom 8.08 Ft x 6.08 Ft
Bedroom 15.33 Ft x 6.00 Ft
Recreational, Games room 23.75 Ft x 38.33 Ft
Furnace 12.58 Ft x 35.83 Ft
Foyer 9.83 Ft x 13.42 Ft
Living room 18.00 Ft x 13.83 Ft
Other 6.58 Ft x 10.50 Ft
2pc Bathroom 5.08 Ft x 5.58 Ft
Bedroom 20.33 Ft x 17.17 Ft
Other 8.00 Ft x 5.92 Ft
Primary Bedroom 17.75 Ft x 20.75 Ft
Other 10.17 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

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darylcarlson@shaw.ca

Kitchen 14.00 Ft x 10.83 Ft

Laundry room 9.83 Ft x 17.58 Ft

Bedroom 10.08 Ft x 9.75 Ft

Dining room 18.00 Ft x 9.83 Ft

3pc Bathroom 4.83 Ft x 8.42 Ft

Hall 18.08 Ft x 6.33 Ft

4pc Bathroom 10.17 Ft x 14.83 Ft