



230 2 Avenue Calgary Alberta

\$900,000

Crescent Heights renovated gem, half a block from Rotary Park overlook, in Calgary's 9th most walkable neighbourhood, and with 25'7" x 21'3" over-sized finished/dry-walled double detached garage. Contemporary, high end finishings are unparalleled, and the open-concept, air conditioned interior creates a comfortable environment for the summer months. Enjoy almost 2000 square feet of developed living space, including a full basement, which is rare for centennial homes. The property is equipped with 3 large bedrooms, 3 full bathrooms, and the beautifully balanced plan is seamless from top to bottom (view iGuide Virtual Tour, with measuring tools and zoom capabilities, Detailed Floor Plans and aerial photos to show off the incredible location!). Lifestyle perks include a 17'x7' front verandah, for relaxing in the sun, 2-tiered rear deck with direct gate access to the side yard from the BBQ (upper) level, and massive 20'x14' lower level, garden beds, planter boxes, and a 9.5'x8' upper balcony over-looking the fenced, treed back yard. Every room in this immaculately-cared for home is spacious and bright, with tons of windows, even thoughtful interior "borrowed light panes" looking from the deep foyer into the front-facing bay windows of the living room. Wide-board hardwood and beautiful tile selections run through the main and upper floors, and the central dining gives full-capacity entertaining. However, the real show-stopper is the incredible, full-width, walk-through kitchen, with stainless steel appliances (gas stove, built-in microwave, chimney hood, dishwasher, bar fridge, full-sized fridge), quartz counters, a 9'9" slab island, farmhouse sink, floating shelves, designer white full-height cabinets, stylish backsplash tiles, pot & pan drawers, 3 sets of full-depth pantry cabinets, small appliance bar area, and pull-out cabinet for convenient garbage/recycling. Upper...

Bedroom 10.83 Ft x 8.67 Ft

Study 11.33 Ft x 4.75 Ft

Recreational, Games room 12.58 Ft x 7.08 Ft

Exercise room 9.00 Ft x 8.50 Ft

Other 5.58 Ft x 4.75 Ft

Storage 3.92 Ft x 3.83 Ft

Foyer 11.50 Ft x 6.42 Ft

Living room 14.00 Ft x 10.50 Ft

Dining room 14.08 Ft x 10.67 Ft

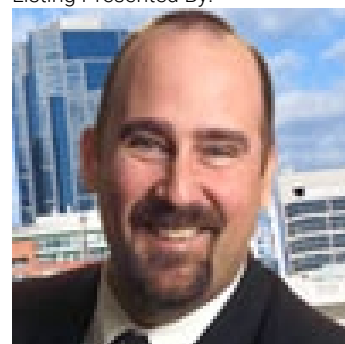
Other 7.17 Ft x 4.92 Ft

Kitchen 13.17 Ft x 13.00 Ft

Pantry 11.33 Ft x 4.08 Ft

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Listing Presented By:



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Furnace 8.00 Ft x 7.50 Ft

4pc Bathroom 8.58 Ft x 6.50 Ft

Storage 7.00 Ft x 2.75 Ft

Storage 3.92 Ft x 3.83 Ft

Primary Bedroom 12.58 Ft x 12.08 Ft

Bedroom 11.67 Ft x 10.58 Ft

4pc Bathroom 10.58 Ft x 8.58 Ft