

\$1,299,000 - 1320 2 Street Nw, Calgary

MLS® #A2115094

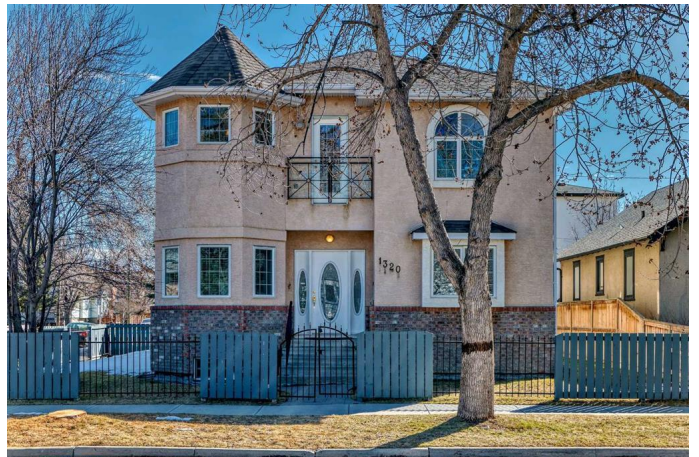
\$1,299,000

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Residential on 0.12 Acres

Crescent Heights, Calgary, Alberta

At 1320 2nd St NW in Crescent Heights, this welcoming home offers a comfortable living space spread across 2,475 Sq. Ft. The main floor introduces you to a cozy, well-lit family room featuring high ceilings and a comforting gas fireplace, making it a perfect gathering spot. The kitchen is a functional delight with modern appliances, a granite island, and a built-in bar, catering well to both daily meals and special occasions. Adjacent to the kitchen, you'll find a practical den with double French doors, suitable for a study or home office. A large formal dining room provides ample space for family dinners and gatherings. Additionally, there's a versatile area filled with natural light, ideal for relaxation or pursuing hobbies. The main level also includes a convenient mudroom which doubles as a laundry area, offering extra storage space. The upper floor houses four bedrooms, creating a private and peaceful retreat. Two of these are master suites; one features a French-style balcony and a 5-piece ensuite with dual sinks, and the other boasts a larger layout with a balcony, 3-piece ensuite, walk-in closet, and extra space for an office nook. The remaining two bedrooms are comfortably sized and share a 4-piece bathroom with a skylight, which along with another skylight in the hallway, bathes the area in natural light. An expansive, unfinished basement awaits your creative vision. It's a blank canvas for adding additional living space, a recreational area, or whatever suits your lifestyle needs. Overall, this home is not



just a place to live but a space for life to unfold, offering a balance of practicality and comfort. Its considerable size, combined with the thoughtful layout and the potential of the basement, makes it an ideal setting for both everyday living and special moments.

Built in 1999

Essential Information

MLS® #	A2115094
Price	\$1,299,000
Sold Price	\$1,235,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,475
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1320 2 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal
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	Home, No Smoking Home, Skylight(s)
Appliances	Built-In Range, Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	May 26th, 2024
Days on Market	45
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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