

\$515,000 - 1413 1 Street Ne, Calgary

MLS® #A2116782

\$515,000

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Seeking a multifunctional living space that adapts to your work and personal life? Your search ends here with this modern 2+1 bedroom, 2.5 bathroom townhouse in Crescent Heights. This versatile property provides the perfect setting for an uptown lifestyle.

The open-concept layout includes a living room, kitchen, breakfast nook, and access to a west-facing balcony. The kitchen has been tastefully updated with quartz countertops, marble backsplash, and Fisher & Paykel stainless steel appliances.

Hardwood flooring throughout the home adds warmth, while a stone tile fireplace and ample windows enhance the inviting ambiance. You'll get both the morning sun and evening sunsets. The upper level boasts an expansive primary room, a second bedroom, and a luxurious spa-like bathroom with a large soaker tub and walk-in shower. The skylight in the bathroom is a nice touch to add warmth.

Recent upgrades include updated light fixtures, flooring and paint throughout the house. The Poly B has been removed. This street is surprisingly quiet. The home is conveniently located just minutes away from parks, schools, shopping, and downtown amenities.

The garage features a unique bonus room that



can serve as a third bedroom, office space, home gym, or entertainment area. Complete with a three-piece bathroom and a separate entrance leading to a private patio overlooking the shared courtyard, this space offers endless possibilities. Once outside, you'll immediately notice the updated exterior with low maintenance fiber cement siding, triple pane energy efficient windows, and well-manicured landscaping (once the snow is gone).

The townhome is a self managed condo with board approval and no other restrictions for pets. There are no restrictions for short term rentals which offer plenty of flexibility for your needs. Water and sewer are included in the condo fees.

Don't miss out on the opportunity to call this exceptional townhouse your new home. Schedule a showing today and experience the perfect blend of comfort, functionality, and style!

Built in 1991

Essential Information

MLS® #	A2116782
Price	\$515,000
Sold Price	\$519,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1413 1 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3B7

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, On Street, Single Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Separate Entrance, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Front Yard, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 4th, 2024
Days on Market	8
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

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