

\$2,350,000 - 227 2 Avenue Ne, Calgary

MLS® #A2129754

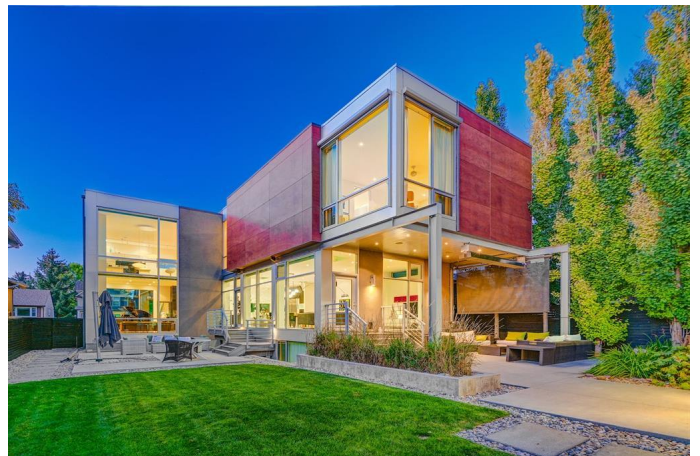
\$2,350,000

3 Bedroom, 4.00 Bathroom, 3,037 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

Forget everything you think you know about modern homes. This isn't just a house, it's an award-winning masterpiece, where jaw-dropping style meets intelligent functionality. Thoughtfully designed by renowned architect Andrew King, step inside & prepare yourself. Imagine a home that floats above the landscape, bathed in city light. Walls of glass reveal a breathtaking connection with nature, all from within a soaring, open living space. Details include: exposed steel i-beams, architectural cantilevers, maintenance-free exterior, & a control-from-anywhere home automation system. Throughout the entire home, central AC & in-floor heat provide year-round comfort. In the living room, a welcoming eco-friendly fireplace & floor-to-ceiling window create a perfect spot to unwind with a glass of wine & a book. Stepping up to the main living area, you'll notice concrete floors that flow seamlessly from the modern chef's kitchen (complete with Wolf & Sub-Zero appliances) all the way to the family room. A large centre island provides ample seating & transitions effortlessly into the formal dining area; perfect for entertaining family & friends. The spacious family room, surrounded by more expansive windows, offers easy access to the backyard. Open-riser stairs with glass rails ascend to the 2nd floor, where you'll find a versatile loft space bathed in natural light, ideal as a workspace or library. A long corridor unfolds, leading you to a serene primary



retreat. This expansive room easily accommodates a massive bed & sitting area, all while highlighting stunning views of downtown. Prepare to be dazzled by a master closet, unlike any other. Spanning the entire length of the corridor & flanking both sides, guiding you towards your luxurious 6pcÂ ensuite with gleaming tile floors, his/her sinks, a grand glass-enclosed shower, & a jetted tub.Â Also located in the master suite, a ceiling access panel provides access to the roof for a potential rooftop patio.Â For art enthusiasts, a spacious hallway provides the perfect canvas to arrange & display your favourite pieces.Â The 2nd floor also boasts a second bedroom with a private 3pcÂ bath.Â The lower level is equally impressive mirroring the high standards of the rest of the house with 9â€™ ceilings, an extensive rec/theatre room, wet bar, & a full bathroom. The space easily accommodates a home gym or studio, and leads to a 3rd bedroom.Â The south facing backyard offers an unparalleled expanse of green space, rare for the inner-city, while three expansive patio spaces provide the perfect setting for relaxing or entertaining friends. In addition, a powerful overhead gas heater extends the enjoyment of your patio year-round.Â A heated double detached garage with room for a workshop, completes the picture.Â Imagine stepping outside your door and being 7Â minute walk from the heart of the city. This property, ideally situated represents the pinnacle of refined living where abundant dining options, dog parks, tennis courts, and views surround you.

Built in 2006

Essential Information

MLS® #	A2129754
Price	\$2,350,000
Sold Price	\$2,275,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,037
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	227 2 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0E3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Rectangular Lot, Treed, Views
Roof	Membrane
Construction	ICFs (Insulated Concrete Forms), See Remarks
Foundation	ICF Block

Additional Information

Date Listed	May 8th, 2024
Date Sold	June 7th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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