

\$900,000 - 230 2 Avenue Ne, Calgary

MLS® #A2142260

\$900,000

3 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

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-floor laundry with interior linen/storage, is centred between the two bedrooms, each with access to its own fully renovated bathroom, featuring a stand-alone soaker in one, and glass walk-in shower + in-floor heat for the primary. Both bedrooms also have great walk-in closet spaces, with professional built-ins (the primary has more of a dressing room, with double doors and at 12'x4.5'). Both are sized for queen OR king-sized furnishings. The hidden Murphy bed in the current home office room allows for flexibility, and is negotiable. In the basement, the front is now a gym/recreation, with games area across the middle, but could easily be a large single media set-up; there is a cute dressing space, and the guest room has been dual-use for sleeping and/or work from home (this ALSO has a walk-in closet for good measure)! NO detail has been omitted, as this perfect home also has vacu-flo, high efficient furnace and hot water tank, both within the past decade, water softener, and plenty of extra storage under the stairs.

Built in 1912

Essential Information

MLS® #	A2142260
Price	\$900,000
Sold Price	\$905,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,413
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	230 2 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0E2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Off Street

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Shingle Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2024
Date Sold July 23rd, 2024
Days on Market 27
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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