



GRASSROOTS
REALTY GROUP

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1417A 1 Street NW
Calgary, Alberta

MLS # A2226147



\$997,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Crescent Heights | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,300 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached, Driveway | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Landscaped, Private, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Stucco | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: n/a

Open House June 07 -2025 , 2 to 4, 1417a - 1 st N.W. Discover this exceptional urban residence in Crescent Heights, conveniently located just two blocks from the vibrant Center St North and a short stroll to Prince's Island, the Bow River pathway, and downtown. Within minute's walk, you'll find an array of restaurants, schools, and grocery stores. This home boasts a spacious 2,300 sq ft layout, featuring 9-foot ceilings on all 3 levels , 8-foot doors, and engineered hardwood flooring throughout the main area. The inviting living space includes a three-sided fireplace and a gourmet kitchen equipped with quartz countertops, highlighted by a 10-foot island and a Dacor appliance package that features a 42-inch refrigerator, a six-burner gas cooktop, and a double wall oven, complemented by a butler's pantry with a wine fridge. The upper level offers three well-appointed bedrooms, a laundry area, and two bathrooms with dual sinks, while the expansive primary suite includes a large walk-in closet and a luxurious five-piece en suite with double sinks, a soaking tub, and a spacious shower. The fully developed lower level adds an additional 600 sq ft of living space, featuring a walk-out rec room, a fourth bedroom, and a third full bath. Additional highlights include a two-car attached garage and a generously sized lower mudroom with built-ins, all set within a fully fenced private west-facing yard that captures excellent evening sunlight. Inner city living with a high Walk Score