



GRASSROOTS
REALTY GROUP

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216 4 Avenue NE
Calgary, Alberta

MLS # A2312698



\$1,275,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,987 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: cabinet on 3rd floor, all shelving in basement, desk in basement,

Welcome to this truly one-of-a-kind architectural home in the highly sought-after community of Crescent Heights. This extraordinary three-storey residence offers a striking contemporary design highlighted by an incredible three-storey glass block feature wall that fills the home with natural light while creating a stunning visual centerpiece. Thoughtfully placed windows throughout the property enhance the open design and allow sunlight to flow beautifully through every level. The main floor features rich hardwood flooring and an updated kitchen complete with island counter seating, newer appliances, and stylish finishes. Glass block accents continue into the bathrooms, adding character and architectural flair throughout the home. The unique open-to-above design creates impressive sightlines between levels while maintaining warmth and functionality. Offering three bedrooms plus a spacious family room, this home provides exceptional flexibility for families, professionals, or those seeking inspiring work-from-home spaces. The primary suite includes a walk-in closet and a nicely appointed four-piece ensuite. Two private balconies — one on the second level and another on the third — provide inviting outdoor retreats, with exceptional views, to enjoy morning coffee or evening relaxation. The fully developed basement expands the living space even further with a fourth bedroom or office, laundry area, and an enormous storage room. Carpet on the upper levels adds comfort and warmth, complementing the modern architectural elements throughout the home. Outside, the beautifully manicured grounds create a private urban oasis. The welcoming front entrance showcases exposed concrete steps, mature landscaping, and an abundance of perennials. The backyard is equally impressive with a tranquil pond, lovely wood and inlaid brick walkways, and thoughtfully

designed outdoor spaces perfect for entertaining or quiet enjoyment. A convenient detached double garage, and GFI 50 amp service to the deck (hot tub ready or easily convert to EV plug in garage), along with two designated city parking spaces out front, complete the property. Located just one block from Mount Pleasant Tennis Club and historic Rotary Park which is a designated Off Leash dog park, this exceptional property also offers quick access to downtown, Prince's Island Park, and all the charm of this established inner-city neighbourhood known for its mature trees, walkability, and vibrant community atmosphere. Truly an extraordinary home offering endless possibilities in one of Calgary's most desirable locations.