



GRASSROOTS
REALTY GROUP

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1607 2 Street NW
Calgary, Alberta

MLS # A2317882



\$1,265,000

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	2,176 sq.ft.	Age:	2016 (10 yrs old)
Beds:	8	Baths:	4 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage		
Inclusions:	N/A		

Welcome to Crescent Heights! Located in this highly sought-after community, this unique front-back duplex offers an amazing investment opportunity with a total of four self-contained units. The property features two spacious upper suites, each with three bedrooms and one bathroom, along with convenient second-floor laundry. The main floors are thoughtfully designed with open-concept living areas, including a bright living room, a well-equipped kitchen with an island, and a half bathroom. The lower-level illegal suites, each with their own private entrance, offer one bedroom, one bathroom, and in-suite laundry. These provide excellent rental potential or can be used as private spaces for family or guests. Crescent Heights is a vibrant, tree-lined neighborhood that offers a perfect balance of urban convenience and quiet residential living. The property is just minutes away from downtown Calgary, providing easy access to shopping, dining, entertainment, and employment hubs. Major routes like 16th Avenue, Memorial Drive and Edmonton Trail are nearby, offering quick access to the city's core and other key areas. With its central location, proximity to schools, parks, and transit, this property is ideal for both investors and those seeking a multi-generational living arrangement. Don't miss out on this incredible opportunity in one of Calgary's most desirable communities!