



GRASSROOTS
REALTY GROUP

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1422 2 Street NW
Calgary, Alberta

MLS # A2320089



\$729,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum, Crown Molding, Laminate Counters, Recessed Lighting, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to this exceptional two-storey character home in the heart of Crescent Heights, where timeless architecture, thoughtful updates, and evident pride of ownership come together on one of Calgary's most desirable inner-city streets. Situated on a 37' x 112' lot along a quiet, closed-off bike street with no through traffic, this home offers exceptional privacy, mature landscaping, and an unbeatable location just minutes from downtown. Surrounded by towering trees, beautiful flowering gardens that bloom from May through October, and a fully fenced backyard, the outdoor space feels like a private urban retreat. A welcoming wraparound veranda, expansive cedar deck, brick parking pad, and multiple seating areas create the perfect setting for relaxing or entertaining. Inside, character and thoughtful updates blend seamlessly. Crown moulding, exposed brick accents, engineered hardwood flooring, updated lighting, and abundant natural light create a warm and inviting atmosphere throughout. The bright living room is centred around a brick-faced gas fireplace, while the spacious dining room flows into the functional kitchen, featuring white cabinetry, exposed brick details, a generous workspace, and quality appliances, including a Miele dishwasher and a brand-new refrigerator. Thoughtfully updated throughout the years, the home also features Pella fir windows, offering lasting quality while preserving its timeless character. The upper level offers three comfortable bedrooms and a beautifully maintained four-piece bathroom. Above the primary bedroom, a vaulted loft creates one of the home's most distinctive features. Filled with natural light from the skylight, this flexible space is ideal as a reading nook, lounge, home office, or creative studio. The finished lower level provides additional living space, including a recreation

room, a laundry area with a newer Miele washer and GE dryer, and ample storage. Beyond the home, Crescent Heights offers the best of inner-city living. Just two blocks away, the community centre features a brand-new NHL-regulation outdoor skating rink, dog park, playground, tennis and pickleball courts, sports fields, and year-round amenities. McHugh Bluff is only a five-minute walk away, offering panoramic views of downtown Calgary and the Rocky Mountains, along with direct access to Prince's Island Park and the Bow River pathway system. Rotary Park, complete with a playground and splash park, is within a 10-minute walk, while Crescent Heights Village offers an excellent selection of cafés, restaurants, and local shops just steps from your front door. Families will also appreciate the excellent nearby schools, making this one of Calgary's most desirable inner-city communities. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.