



GRASSROOTS
REALTY GROUP

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1801 2 Street NW
Calgary, Alberta

MLS # A2331127



\$825,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door, No Animal Home, No Smoking Home		

Inclusions: freezer and refrigerator(in basement), outdoor planters

A century of Calgary character, updated for the way you live today! Built in 1912, this charming brick character home sits on a beautifully landscaped corner lot in Mount Pleasant, pairing timeless curb appeal with the thoughtful updates that matter most. The fully developed basement is a true standout. Professionally dug down and reinforced to provide 7 foot ceilings, it features egress-compliant windows, an exceptionally rare feature in a character home. A perimeter sump system with drainage to the front lawn provides added peace of mind, while in-floor heating in the basement laundry and bathroom keeps the lower level comfortable year-round. Behind the walls, the essential upgrades have already been completed. All remaining knob-and-tube wiring in the main and upper floor ceilings has been professionally remediated by licensed electricians, the sewer line has been fully sleeved to the city connection, and a new hot water tank completes the major mechanical updates. The kitchen has been beautifully refreshed with premium appliances, including a Miele dishwasher and built-in refrigerator/freezer, making it ideal for everyday living and entertaining alike. Upstairs, you'll find three bright bedrooms and a full bathroom featuring a brand-new shower. Also enjoy the convenience of the fully renovated lower-level bathroom. The main floor offers a spacious living room that flows into a family room, while the bright dining room leads to the kitchen. Original character features, including the clawfoot tub and original windows, preserve the charm that brought you here. Outside, the new double detached garage is complemented by a new driveway and updated landscaping. Repointed brick and new lintels ensure the home's exterior is as structurally sound as it is attractive, while the inviting front porch is the perfect place to relax and enjoy the mature, landscaped corner lot. **Book

your showing today and be sure to ask for the complete list of upgrades, as there's even more to appreciate than what's highlighted here.