



GRASSROOTS
REALTY GROUP

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812 1 Street NW
Calgary, Alberta

MLS # A2334040



\$2,188,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,685 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas, See Remarks, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Built in microwave		

Step into your new home in the prime location(Crescent Heights) with the most affordable price- Luxury and convenience within a 1 minute walk to the scenic McHugh Bluff and Sunnyside Bank Park and 15 minutes walk to downtown Calgary. Easy access to parks, schools, shopping, the Calgary Curling Club, Prince's island and so much more. Downtown views are seen from both floors through huge windows. 10 foot ceilings in main and 9 foot ceilings for upper and basement. Custom millwork begins at the front door, surrounds the gas fireplace and continues in the kitchen island. Open-concept living and wide-plank hardwood floors flow seamlessly throughout the main floor. The kitchen features premium granite countertops, a massive island, top-end appliances, ceiling-height cabinetry, two sinks and a huge walk-in pantry. The Decor refrigerator is beautifully covered by matching cabinetry. The Decor gas stove has 6 burners. The sun-drenched dining has room to seat 12. The huge mudroom connects directly to the insulated oversized garage with gas heater rough-in and EV charger in place. The mud room has plenty storage for kid's sports equipment. The fully fenced backyard is equipped with BBQ gas line, ample hand-paved stone entertainment area in addition to grass and a ready-to-go flower bed. The main floor has a powder room with floating vanity located behind the stairs which leads to the basement. The basement bar area features big peninsula , lots of cabinets, rough-in space for fridge and dish washer. The gym space finished with rubber floor. The huge bedroom has a office area. The bathroom has in-floor heating. There are two furnace rooms which provide enough storage and better heating for a big family There is a tankless water heater, sump-pump and Radon monitoring system rough-in. The beautiful classic eastern-style stairs will take

you to the luxury second floor with 1630 square foot living space. There is one bonus room and three bedrooms and two of them have ensuites. The bonus room has an office area with arched window and downtown views. The master bedroom features a huge walk-in closet with island, in-floor heated bathroom, sliding rustic barn door, smart toilet, high end tile-work, dual vanities with a makeup station in the middle. This home is highly functional in addition to luxurious - all the windows and doors are low- E manufactured by Canadian Choice, saving on both heating and cooling costs . The upper floor has separate furnace to ensure comfortable living, solid doors for privacy, a custom made Mid-century modern garage door, Air-conditioner rough -in, the garage has an EV charger and rough-in for natural gas heating. Fully landscaped with three garden areas. All appliances have extended warranty. The home has certified new home warranty. Just move in and enjoy life without any concerns. Open the virtual link for more pictures. Thank you!