



GRASSROOTS
REALTY GROUP

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1428 2A Street NW
Calgary, Alberta

MLS # A2337888



\$1,380,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,603 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: n/a

Experience executive luxury living in the heart of Crescent Heights with over 3,400 sq. ft. of beautifully developed living space. Tucked away on a quiet inner street just steps from downtown, this stunning family home offers the perfect balance of peaceful neighbourhood living and unbeatable inner-city convenience. Enjoy easy access to shopping, SAIT, public transit, major commuter routes, and an incredible selection of local restaurants and amenities. Set along a charming, tree-lined street in one of Calgary's most sought-after communities, this exceptional single-family home offers the best of urban living. Located minutes from downtown, SAIT, and the University of Calgary, everything you need is close at hand—from boutique shops and trendy cafés to scenic parks and walking paths. Built in 2008 with premium materials and exceptional craftsmanship, the home features over 2,600 sq. ft. of above-grade living space plus an additional 885 sq. ft. of fully finished lower-level development. The thoughtfully designed main floor boasts 9-foot ceilings and includes a versatile front bedroom, office, or den—perfect for working from home. The open-concept living area is filled with natural light and flows seamlessly into a formal dining space and a chef-inspired kitchen. Designed for both entertaining and everyday living, the kitchen is equipped with high-end appliances including a Sub-Zero refrigerator, Thermador gas range, and double wall ovens—an ideal space for hosting guests or preparing family meals. Upstairs, also featuring 9-foot ceilings, you'll find a unique and highly desirable layout with two spacious primary bedrooms, each complete with its own luxurious ensuite bathroom—perfect for families or accommodating guests in comfort and privacy. Additional highlights include a huge main-floor

laundry and mudroom, a convenient 2-piece powder room, and an oversized heated double detached garage with ample space for vehicles and storage. Quality construction details include Delta wrap foundation protection, plywood sheathing on exterior walls and roof, central air conditioning, two Lennox high-efficiency furnaces, solid-core cherry interior doors, wide staircases, elegant 8-inch baseboards, and a cedar garden shed. This exceptional property offers the perfect combination of luxury, location, and thoughtful design—ideal for the discerning buyer seeking upscale inner-city living. Welcome to Crescent Heights. Book your private showing today and experience it for yourself.