



GRASSROOTS
REALTY GROUP

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1411 1 Street NE
Calgary, Alberta

MLS # A2340885



\$539,900

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, No Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity

Water: -

Sewer: -

Condo Fee: \$ 522

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: Extra Materials leftover from the 2024 Remodel (paint, tiles, and flooring material), Foyer Storage Unit with Drawers,

Welcome to this well-appointed home in the highly sought-after inner-city community of Crescent Heights, where an exceptional location puts downtown Calgary, the Bow River and an abundance of parks and pathways right at your doorstep. Known for its vibrant community atmosphere and convenient access to the city centre, Crescent Heights offers an ideal balance of urban living and outdoor recreation, with numerous schools, green spaces and walking routes nearby. Inside, the main floor offers a comfortable and functional layout with a recently renovated kitchen featuring stainless steel appliances, ample cabinetry and easy flow into the dining and living areas which leads out to the balcony. The living room is anchored by a gas fireplace, creating a warm and inviting space to relax or entertain, while a convenient 2-piece bathroom completes the main level. Laminate flooring runs throughout the main floor. Upstairs, two large bedrooms provide a peaceful retreat, including a spacious primary, along with a generous 5-piece bathroom featuring a double vanity, walk-in shower and soaker tub. The home also benefits from newer windows, adding to its comfort and appeal. The lower level expands the living space with a versatile den, 3-piece bathroom, foyer and utility room, along with convenient direct access to the single attached garage. Outside, enjoy a private patio; the home backs onto a green space/courtyard, which provides a pleasant outlook and added sense of privacy. Offering a desirable inner-city location, thoughtful updates and easy access to downtown, the river pathways, parks, schools and everyday amenities, this Crescent Heights home is an excellent opportunity for those looking to enjoy the best of Calgary's urban lifestyle without sacrificing comfort or outdoor space.

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