



GRASSROOTS
REALTY GROUP

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5, 1423 1 Street NW
Calgary, Alberta

MLS # A2343858

\$520,000

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,340 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Storage		
Inclusions:	None		

Beautifully renovated 2 bedroom townhouse in sought-after Crescent Heights, offering 1,340 sq ft of living space, beautiful maple hardwood floors throughout, new carpet on the stairs, living room with feature fireplace, formal dining area & well-equipped kitchen finished with island, plenty of cupboard/counter space, tumbled travertine backsplash, newer stainless steel appliances & breakfast nook. A 3 piece bath completes the main level. There are 2 spacious bedrooms, a 4 piece bath & laundry on the second level. The primary bedroom also includes a walk-in closet. Further upgrades include newer windows, doors, deck & central air conditioning. The double attached tandem garage has been converted to a single attached garage & flex area; however, could easily be converted back. Also enjoy the sunny west deck & beautifully private fenced back yard (common area) plus the ideal location walking distance to McHugh Bluff & close to SAIT, Riley Park, Prince's Island Park, schools, shopping, public transit & just minutes to the downtown core.