

# \$999,800 - 1417a 1 Street Nw, Calgary

MLS® #A2213577

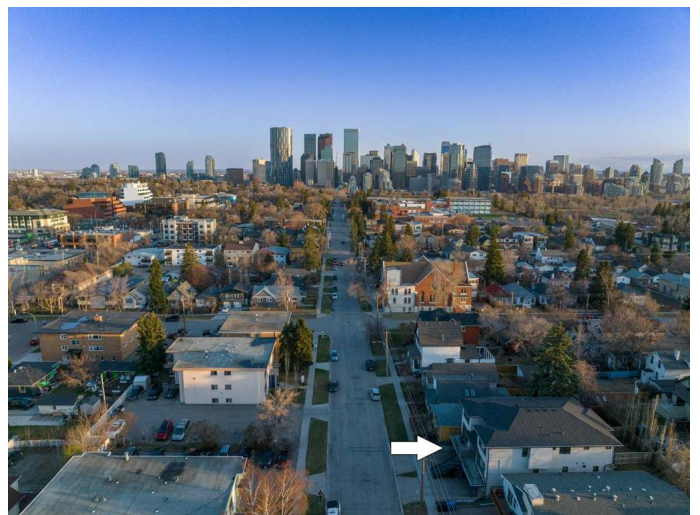
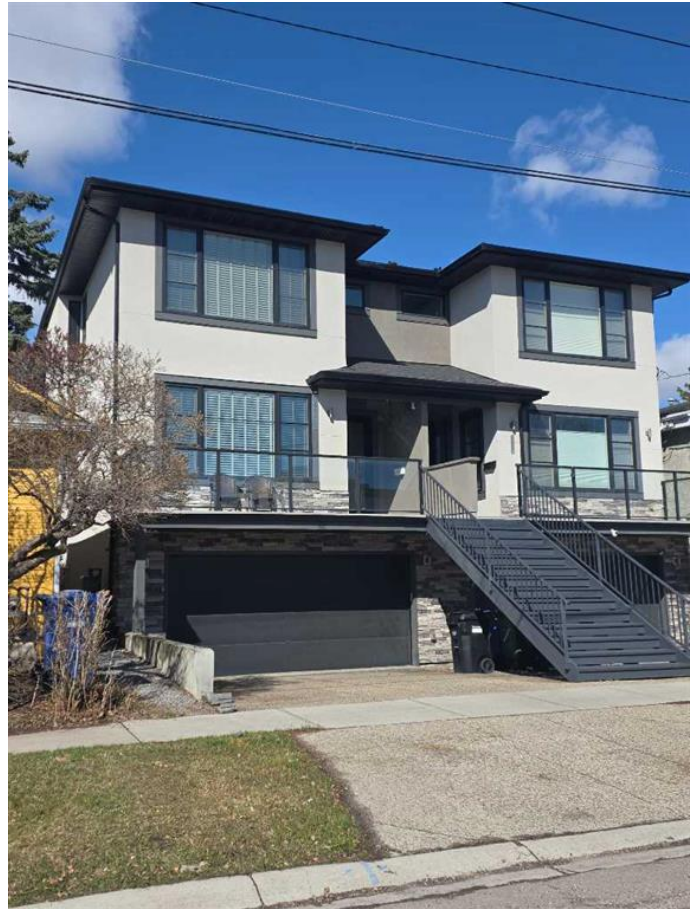
**\$999,800**

4 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Discover this exceptional urban residence in Crescent Heights, conveniently located just two blocks from the vibrant Center St North and a short stroll to Prince's Island, the Bow River pathway, and downtown. Within minute's walk, you'll find an array of restaurants, schools, and grocery stores. This home boasts a spacious 2,300 sq ft layout, featuring 9-foot ceilings on all 3 levels, 8-foot doors, and engineered hardwood flooring throughout the main area. The inviting living space includes a three-sided fireplace and a gourmet kitchen equipped with quartz countertops, highlighted by a 10-foot island and a Dacor appliance package that features a 42-inch refrigerator, a six-burner gas cooktop, and a double wall oven, complemented by a butler's pantry with a wine fridge. The upper level offers three well-appointed bedrooms, a laundry area, and two bathrooms with dual sinks, while the expansive primary suite includes a large walk-in closet and a luxurious five-piece en suite with double sinks, a soaking tub, and a spacious shower. The fully developed lower level adds an additional 600 sq ft of living space, featuring a walk-out rec room, a fourth bedroom, and a third full bath. Additional highlights include a two-car attached garage and a generously sized lower mudroom with built-ins, all set within a fully fenced private west-facing yard that captures excellent evening sunlight. Inner city living with a high Walk Score



Built in 2013

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213577               |
| Price          | \$999,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,300                  |
| Acres          | 0.06                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1417a 1 Street Nw |
| Subdivision | Crescent Heights  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M2S7            |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Additional Parking, Double Garage Attached, Driveway |
| # of Garages   | 2  |

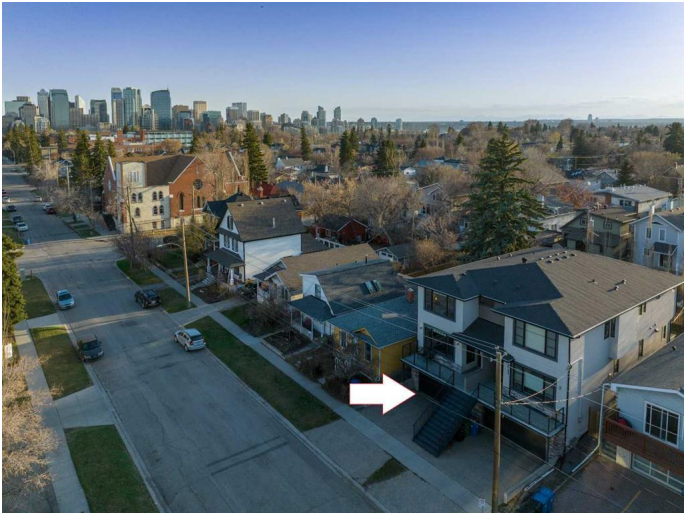
## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, High Ceilings           |
| Appliances        | Dishwasher, Washer/Dryer, Window Coverings, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Double Oven, Microwave |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                                 |
|--------------|---------------------------------|
| Fireplaces   | Gas                             |
| Has Basement | Yes                             |
| Basement     | Exterior Entry, Finished, Full, |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Balcony       |
| Lot Description   | Back Yard, Rectangular Lot, |
| Roof              | Asphalt                     |
| Construction      | Stucco                      |
| Foundation        | Poured Concrete             |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 27               |
| Zoning         | M-CG             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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