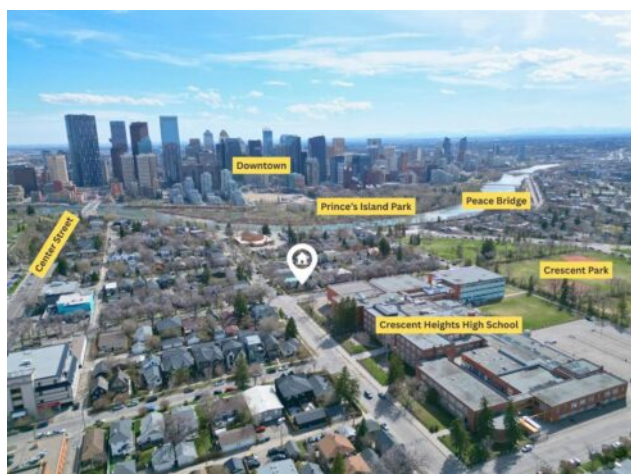


919 1 Street NW  
Calgary, Alberta

MLS # A2292108



## \$798,000

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1926 (100 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE &ndash; Sunday, May 24, 1:30 - 3:30 PM\*\*\*Exceptional Crescent Heights location! Just a few minutes&rsquo; walk to one of Calgary&rsquo;s best downtown skyline viewpoints and the scenic river valley, this beautifully renovated 1.5-storey home offers the perfect blend of inner-city convenience, character, and family-friendly living. Situated on a desirable 45&rsquo; frontage corner lot with no back lane, this fully finished home offers added privacy, reduced rear-lane activity, and less direct impact from neighbouring properties, creating a quieter and more secure residential setting. With over 2,400 sq. ft. of total living space, the home features 4 bedrooms, 1 den, and 2 full bathrooms, offering a functional layout for family living, guests, or a home office setup. The main floor welcomes you with gleaming hardwood and granite tile flooring, a bright living room with a gas fireplace, a formal dining area, and a stylish kitchen complete with granite countertops, stainless steel appliances, tile backsplash, skylight, vaulted ceilings, and access to the front deck. A spacious family room with a wood-burning fireplace and log lighter, two good-sized bedrooms, laundry room, and an updated 3-piece bathroom complete the main level. Upstairs, the generous primary retreat features vaulted ceilings, a newer 5-piece ensuite with quartz countertops, dual sinks, a large walk-in closet with laundry chute, and access to a private upper deck with sunny south exposure and city views. The fully developed lower level features a huge recreation room, one bedroom, and one den, providing excellent additional space for family gatherings, entertainment, guests, or a home office setup. Outside, enjoy beautifully maintained landscaping, a charming brick patio, and the added appeal of a prominent corner lot with no back lane in one of Calgary&rsquo;s most

desirable inner-city communities. A rare opportunity to own a spacious, renovated home in prestigious Crescent Heights—just steps from schools, parks, stunning views, the river valley, and the vibrant downtown lifestyle.