

236 2 Avenue NE
Calgary, Alberta

MLS # A2308401



\$950,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Steam Room, Vaulted Ceiling(s)		

Inclusions: Freezer (mechanical room), Steam Generator, 2 TV's with Mounts, Slot Wall in Garage, 2 Bar Stools (kitchen)

OPEN HOUSE SATURDAY (May 9) from 2-4 PM! CITY VIEWS from this Detached Home in Crescent Heights – Walk to Downtown & Parks! Welcome to this impeccably maintained residence, a refreshing alternative to the typical infills on the market. The main level features beautiful hardwood floors and a striking architectural spiral staircase. The living room offers a cozy gas fireplace set against a dramatic stone wall, while the kitchen boasts rich wood cabinetry, stainless steel appliances, and granite countertops, flowing seamlessly into a spacious dining area overlooking the backyard. Upstairs, the primary bedroom impresses with vaulted ceilings, exposed wood beams, and recessed lighting. The luxurious ensuite offers marble accents, heated floors, a steam shower, and dual vanities for ultimate comfort. A generously sized secondary bedroom features stunning City Views, a private balcony, and access to a bathroom finished with classic subway tiles and marble countertops. The home also includes central air conditioning for year-round comfort. The fully developed basement adds versatility with a large recreation area complete with a dry bar, a bedroom with an egress window, a full bathroom with heated floors, and a laundry area with plenty of storage. Outside, enjoy a low-maintenance backyard with a stamped concrete patio, ideal for entertaining, plus a detached double car garage. Located in a vibrant area, this home is just steps from Rotary Park, outdoor tennis courts, and some of Calgary's trendiest restaurants, including Francine's, Bar Gigi, Tokyo Street Market, and Pizza Culture–offering the ultimate combination of convenience, lifestyle, and city living. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish home!