

# \$1,050,000 - 1417a 1 Street Nw, Calgary

MLS® #A2213577

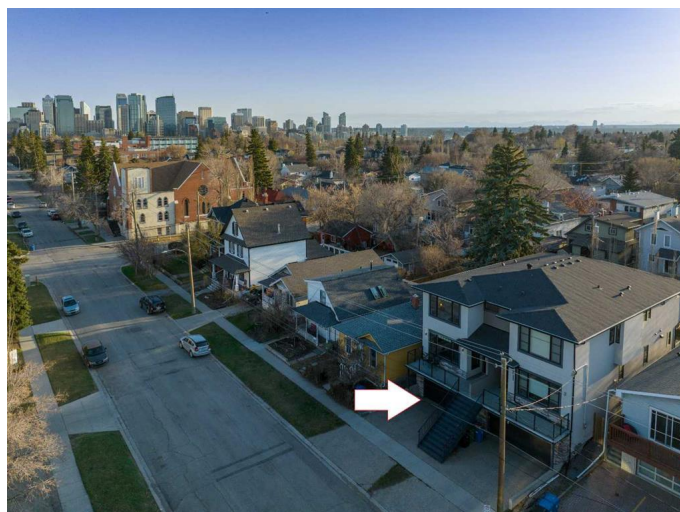
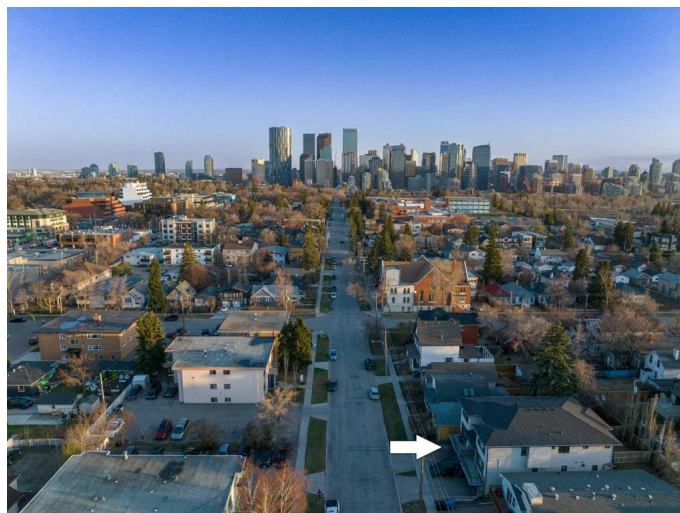
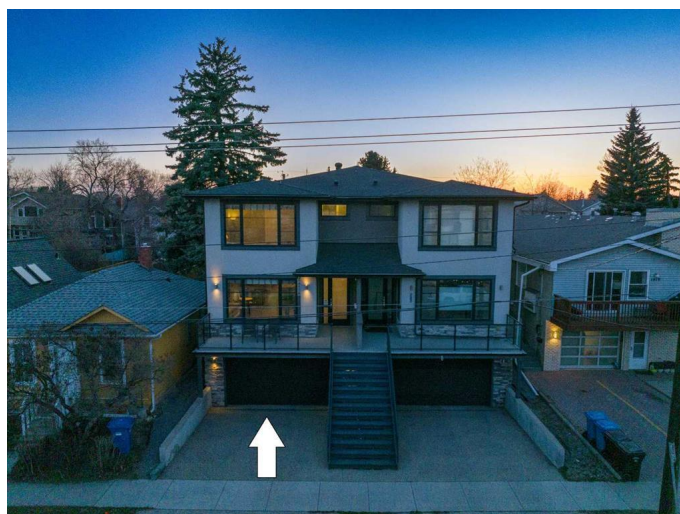
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Open House Saturday April 26 , 1:30 to 3:30 , 1417A -1 ST N.W., 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	\$1,050,000
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	2 Storey, Side by Side
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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Private, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	3
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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