\$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 May 03, 1:00 to 3:00, 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







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 10

Zoning M-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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