

# \$639,900 - 1306 2 Street Ne, Calgary

MLS® #A2248140

**\$639,900**

3 Bedroom, 4.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE - Saturday (August 16) from 1:00pm till 3:00pm and Sunday (August 17) from 1:00pm till 3:00pm! Experience the perfect balance of city living and neighbourhood charm in this beautiful corner-unit townhouse, ideally located in one of Calgary's most desirable inner-city communities - Crescent Heights. Known for its breathtaking views of the downtown skyline and Bow River, Crescent Heights offers a vibrant lifestyle with parks, pathways, and urban conveniences all within easy reach. Just a short 6-minute drive or 30-minute walk to downtown, this location is perfect for those seeking an easy commute and an active lifestyle. Enjoy nearby amenities such as a dog park, playgrounds, tennis courts, and the scenic Bow River Pathway—ideal for cycling, jogging, or peaceful evening strolls. Trendy restaurants, cafes, and essential shops are all within steps of your front door.

Inside, this home blends modern farmhouse style with thoughtful functionality. The main floor features an open-concept layout with hardwood floors, granite countertops, and full-height shaker-style cabinetry with crown molding. A large kitchen island with pendant lighting, stainless steel appliances, and a gas range will delight any home chef. The spacious dining area comfortably fits a table for eight, while the cozy living room with a stone-faced gas fireplace creates the perfect spot for relaxing evenings.

Upstairs, you'll find two generously sized



bedrooms, each with its own walk-in closet and spa-inspired ensuite. A skylight fills the upper floor with natural light, and a conveniently located laundry closet adds practicality.

The fully finished basement offers a versatile rec room, an additional bedroom, and a full bathroom - ideal for guests or a home office. Outside, enjoy a private backyard patio for summer BBQs, and a fully insulated, drywalled single detached garage just steps from your door.

With its unbeatable location, stylish finishes, and smart layout, this home is a rare find in one of Calgary’s most sought-after neighbourhoods.

Built in 2013

**Essential Information**

MLS® #	A2248140
Price	\$639,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,332
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1306 2 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2E 7T3

## Amenities

Amenities Parking  
Parking Spaces 1  
Parking Single Garage Detached  
# of Garages 1

## Interior

Interior Features Kitchen Island, Open Floorplan, Storage  
Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,  
Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard  
Lot Description Corner Lot, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 15th, 2025  
Days on Market 1  
Zoning M-C1

## Listing Details

Listing Office CIR Realty

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