

1612 2A Street NW
Calgary, Alberta

MLS # A2260955



\$585,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,043 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Open Floorplan		

Inclusions: N/A

Excellent opportunity in Crescent Heights! This original character home, built in 1910, sits on a lot and a half on a quiet corner street just steps away from 16th Avenue. Whether you choose to keep it as a rental, renovate, or redevelop, the possibilities here are endless. With its prime location in one of Calgary's most sought-after inner-city neighborhoods, this property is ideally suited for investors, builders, or developers. The home itself features a two-bedroom, one-bathroom layout with generous main-floor living space, a fully developed upper level, and a fully finished basement with a laundry room for added functionality. A private driveway and single-car detached garage add convenience. Don't miss the chance to secure a rare lot and a half in Crescent Heights with excellent access to downtown, transit, schools, and amenities.