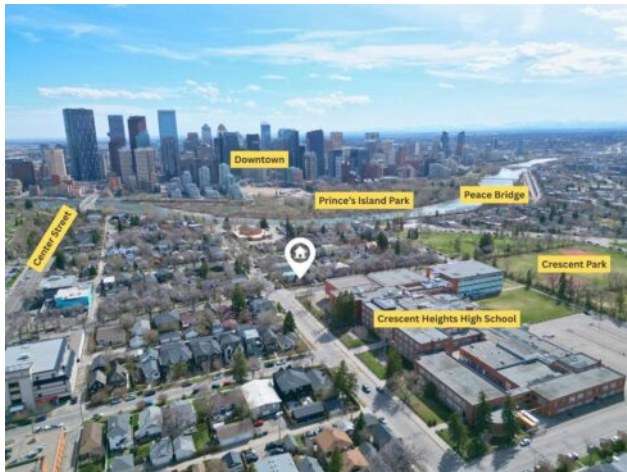


919 1 Street NW
Calgary, Alberta

MLS # A2292108



\$784,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,413 sq.ft.	Age:	1926 (100 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE – Sunday, May 24, 1:30 - 3:30 PMExceptional Crescent Heights location! Just a few minutes’ walk to one of Calgary’s best downtown skyline viewpoints and the scenic river valley, this beautifully renovated 1.5-storey home offers the perfect blend of inner-city convenience, character, and family-friendly living. Situated on a desirable 45’ frontage corner lot with no back lane, this fully finished home offers added privacy, reduced rear-lane activity, and less direct impact from neighbouring properties, creating a quieter and more secure residential setting. With over 2,400 sq. ft. of total living space, the home features 4 bedrooms, 1 den, and 2 full bathrooms, offering a functional layout for family living, guests, or a home office setup. The main floor welcomes you with gleaming hardwood and granite tile flooring, a bright living room with a gas fireplace, a formal dining area, and a stylish kitchen complete with granite countertops, stainless steel appliances, tile backsplash, skylight, vaulted ceilings, and access to the front deck. A spacious family room with a wood-burning fireplace and log lighter, two good-sized bedrooms, laundry room, and an updated 3-piece bathroom complete the main level. Upstairs, the generous primary retreat features vaulted ceilings, a newer 5-piece ensuite with quartz countertops, dual sinks, a large walk-in closet with laundry chute, and access to a private upper deck with sunny south exposure and city views. The fully developed lower level features a huge recreation room, one bedroom, and one den, providing excellent additional space for family gatherings, entertainment, guests, or a home office setup. Outside, enjoy beautifully maintained landscaping, a charming brick patio, and the added appeal of a prominent corner lot with no back lane in one of Calgary’s most

desirable inner-city communities. A rare opportunity to own a spacious, renovated home in prestigious Crescent Heights—just steps from schools, parks, stunning views, the river valley, and the vibrant downtown lifestyle.