

**236 2 Avenue NE**  
**Calgary, Alberta**

**MLS # A2308401**



**\$950,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Steam Room, Vaulted Ceiling(s)

**Inclusions:** Freezer (mechanical room), Steam Generator, 2 TV's with Mounts, Slot Wall in Garage, 2 Bar Stools (kitchen)

CITY VIEWS from this Detached Home in Crescent Heights &ndash; Walk to Downtown & Parks! Welcome to this impeccably maintained residence, a refreshing alternative to the typical infills on the market. The main level features beautiful hardwood floors and a striking architectural spiral staircase. The living room offers a cozy gas fireplace set against a dramatic stone wall, while the kitchen boasts rich wood cabinetry, stainless steel appliances, and granite countertops, flowing seamlessly into a spacious dining area overlooking the backyard. Upstairs, the primary bedroom impresses with vaulted ceilings, exposed wood beams, and recessed lighting. The luxurious ensuite offers marble accents, heated floors, a steam shower, and dual vanities for ultimate comfort. A generously sized secondary bedroom features stunning City Views, a private balcony, and access to a bathroom finished with classic subway tiles and marble countertops. The home also includes central air conditioning for year-round comfort. The fully developed basement adds versatility with a large recreation area complete with a dry bar, a bedroom with an egress window, a full bathroom with heated floors, and a laundry area with plenty of storage. Outside, enjoy a low-maintenance backyard with a stamped concrete patio, ideal for entertaining, plus a detached double car garage. Located in a vibrant area, this home is just steps from Rotary Park, outdoor tennis courts, and some of Calgary's trendiest restaurants, including Francine's, Bar Gigi, Tokyo Street Market, and Pizza Culture&mdash;offering the ultimate combination of convenience, lifestyle, and city living. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish home!