

1801 2 Street NW
Calgary, Alberta

MLS # A2341667



\$750,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door, No Animal Home, No Smoking Home		

Inclusions: Freezer & Refrigerator (both in basement), outdoor planters.

Character like this is getting harder to find! Beautifully situated on a landscaped corner lot in Mount Pleasant, this classic brick home delivers the original charm you love, with the updates that make it work for modern living. Inside, you’ll find all the details that make character homes so special! The main floor offers a bright dining area, spacious living room, family room and an updated kitchen with premium appliances. Upstairs are three bright bedrooms, a full bathroom with a brand-new shower and the original clawfoot tub. The lower level is a real bonus! With over 7-foot ceilings, egress windows, a renovated bathroom and in-floor heating in the laundry and bathroom, it offers flexible space for a rec room, movie room, home gym, playroom, office or guest space. It feels like a true extension of the home. Upgrades extend well beyond the cosmetic, including updated electrical with replacement of the remaining knob and tube wiring, a fully sleeved sewer line to the city connection, restored brickwork, and new lintels. Outside, you’ll appreciate the mature landscaping, large driveway and double detached garage, providing the parking and storage that can be hard to find with an inner city home. A home with this much warmth and thoughtful detail deserves to be experienced in person. Book your private showing today because you may have just found the one you’ve been looking for.