# \$449,900 - 1415 1 Street Nw, Calgary

MLS® #A2195047

# \$449,900

2 Bedroom, 1.00 Bathroom, 802 sqft Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Great deal for this detached bungalow in desirable NW Crescent Heights. Open living/dining room with original hardwood floors and a large kitchen with newer flooring and stainless steel appliances. 2 bedrooms and a renovated 3 piece bathroom. 25' x 112' lot with zero lot line and west yard. Improvements include 2019: New furnace, hot water tank & washer/dryer; 2020: New roof, electrical panel upgrade & whole house painted; 2022: Bathroom reno, new kitchen flooring; 2023: new front & screen doors, new ceiling light fixture. Located on a quiet no-through street walking distance to downtown, restaurants, shops and parks. Easy commute to SAIT. Property sold as is. \*Any/all offers will be reviewed by sellers on Tuesday, April 8th at 5:00 pm.\*

Built in 1913

#### **Essential Information**

MLS® # A2195047 Price \$449,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 802

Acres 0.06 Year Built 1913

Type Residential







Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 1415 1 Street Nw Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2M 2S7

### **Amenities**

Parking None, On Street

#### Interior

Interior Features See Remarks

Appliances Dryer, Electric Stove, Refrigerator, Washer, Range Hood

Heating Forced Air

Cooling None
Has Basement Yes

Basement Unfinished, Partial

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot, Zero Lot Line

Roof Asphalt

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning M-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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