

# \$1,050,000 - 1417a 1 Street Nw, Calgary

MLS® #A2247075

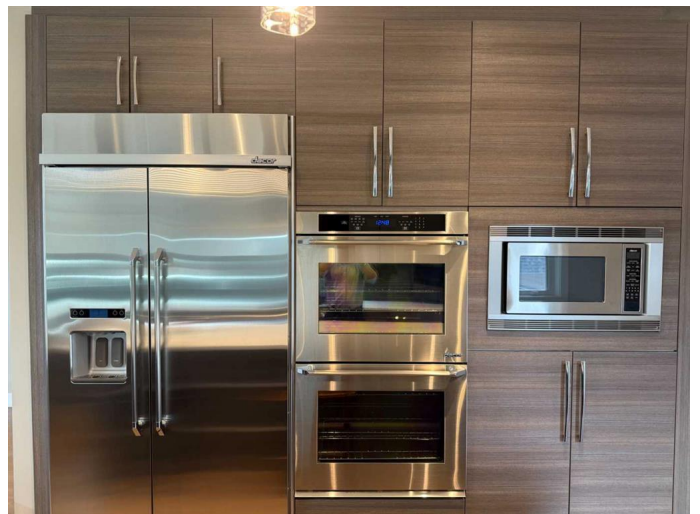
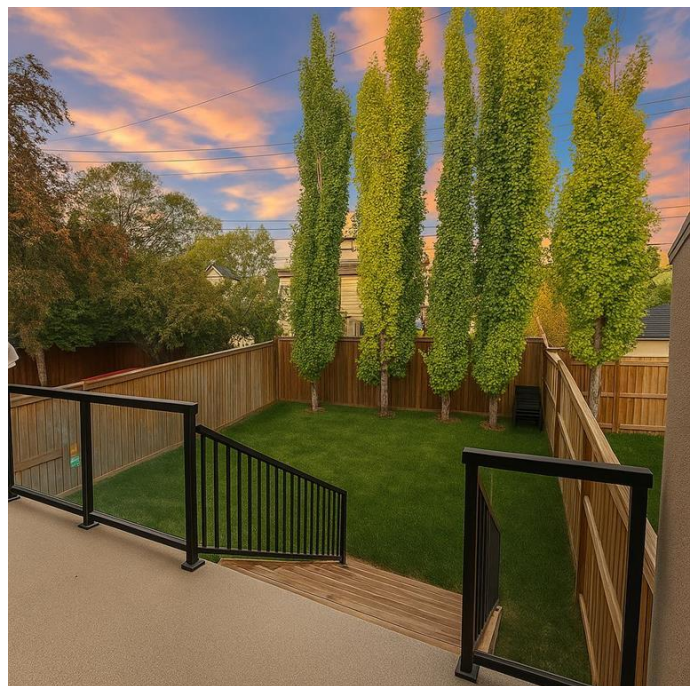
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Experience Elevated Inner-City Living in Crescent Heights, Just two blocks from vibrant Centre Street North and minutes from Princeâ€™s Island Park, the Bow River pathways, and downtown, this exceptional urban residence offers a perfect blend of luxury, style, and convenience. Enjoy a high Walk Score with restaurants, schools, and grocery stores all within easy reach. Spanning over 2,900 sq. ft. living space, this home impresses with 9-foot ceilings on every level, 8-foot doors, and engineered hardwood flooring throughout the main floor. The open-concept living area is anchored by a striking three-sided fireplace, while the gourmet kitchen is a chefâ€™s dreamâ€”featuring commercial-grade Dacor appliances, including a 42-inch refrigerator, six-burner gas cooktop, and double wall oven. A 10-foot quartz island, full-height cabinetry, and a butlerâ€™s pantry with wine fridge complete this culinary masterpiece. Upstairs, discover three spacious bedrooms, a convenient laundry room, and two luxurious bathrooms with dual sinks. The expansive primary suite offers a custom walk-in closet and a spa-inspired six-piece ensuite with double vanities, a soaking tub, and an oversized multi-head shower. The fully developed lower level adds over 600 sq. ft. of versatile living space, including a walk-out rec room, a fourth bedroom, and a third full bath. Additional features include a large lower mudroom with custom built-ins, a two-car



attached garage, and a private, fully fenced west-facing yard that captures beautiful evening light. This is inner-city living at its finestâ€”with high-end finishes, commercial-grade appliances, and an unbeatable location. Easy to view call today!

Built in 2013

### Essential Information

MLS® #	A2247075
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,300
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1417a 1 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2S7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No
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	Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Wired for Sound
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator, Water Conditioner, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	11
Zoning	M-CG d72

## Listing Details

Listing Office	Tink
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