

# \$997,900 - 1417a 1 Street Nw, Calgary

MLS® #A2226147

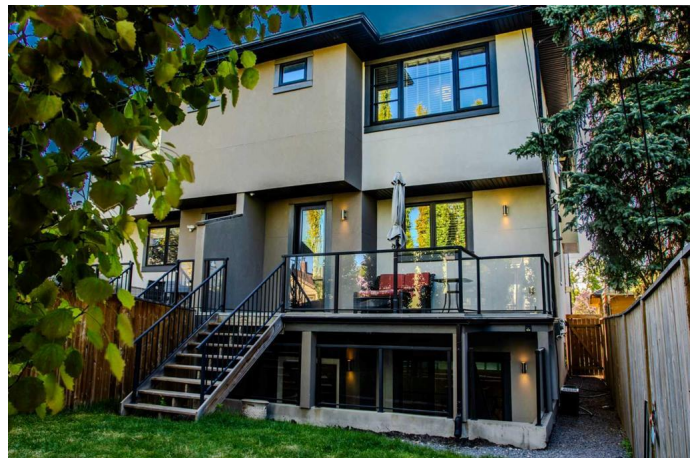
**\$997,900**

4 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Open House June 07 -2025 , 2 to 4, 1417a - 1 st N.W. Discover this exceptional urban residence in Crescent Heights, conveniently located just two blocks from the vibrant Center St North and a short stroll to Prince's Island, the Bow River pathway, and downtown. Within minute's walk, you'll find an array of restaurants, schools, and grocery stores. This home boasts a spacious 2,300 sq ft layout, featuring 9-foot ceilings on all 3 levels , 8-foot doors, and engineered hardwood flooring throughout the main area. The inviting living space includes a three-sided fireplace and a gourmet kitchen equipped with quartz countertops, highlighted by a 10-foot island and a Dacor appliance package that features a 42-inch refrigerator, a six-burner gas cooktop, and a double wall oven, complemented by a butler's pantry with a wine fridge. The upper level offers three well-appointed bedrooms, a laundry area, and two bathrooms with dual sinks, while the expansive primary suite includes a large walk-in closet and a luxurious five-piece en suite with double sinks, a soaking tub, and a spacious shower. The fully developed lower level adds an additional 600 sq ft of living space, featuring a walk-out rec room, a fourth bedroom, and a third full bath. Additional highlights include a two-car attached garage and a generously sized lower mudroom with built-ins, all set within a fully fenced private west-facing yard that captures excellent evening sunlight. Inner city living with a high Walk Score



Built in 2013

## Essential Information

MLS® #	A2226147
Price	\$997,900
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	T2M2S7

## Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Microwave, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces 1  
 Fireplaces Gas  
 Has Basement Yes  
 Basement Exterior Entry, Finished, Full,

## Exterior

Exterior Features Balcony, Private Yard  
 Lot Description Back Yard, Few Trees, Landscaped  
 Roof Asphalt  
 Construction Stucco  
 Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025  
 Days on Market 12  
 Zoning M-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

2:56
5G+
72

# Walker's Paradise

Calgary, Alberta

Commute to **Downtown Calgary**

2 min
 9 min
 3 min
 14 min

Favorite
 Map

Nearby Apartments

Looking for a home for sale in Calgary?

Walk Score  
**98**

**Walker's Paradise**  
Daily errands do not require a car.

Transit Score  
**86**

**Excellent Transit**  
Transit is convenient for most trips.

Bike Score  
**92**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

[About your score](#)  
[Add scores to your site](#)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.