

# \$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	On Street, None
---------	-----------------

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **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	9
Zoning	M-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.