

# \$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
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### **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.
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