

\$639,900 - 1306 2 Street Ne, Calgary

MLS® #A2248140

\$639,900

3 Bedroom, 4.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE - Saturday (August 16) from 1:00pm till 3:00pm and Sunday (August 17) from 1:00pm till 3:00pm! Experience the perfect balance of city living and neighbourhood charm in this beautiful corner-unit townhouse, ideally located in one of Calgary's most desirable inner-city communities - Crescent Heights. Known for its breathtaking views of the downtown skyline and Bow River, Crescent Heights offers a vibrant lifestyle with parks, pathways, and urban conveniences all within easy reach. Just a short 6-minute drive or 30-minute walk to downtown, this location is perfect for those seeking an easy commute and an active lifestyle. Enjoy nearby amenities such as a dog park, playgrounds, tennis courts, and the scenic Bow River Pathway—ideal for cycling, jogging, or peaceful evening strolls. Trendy restaurants, cafes, and essential shops are all within steps of your front door.

Inside, this home blends modern farmhouse style with thoughtful functionality. The main floor features an open-concept layout with hardwood floors, granite countertops, and full-height shaker-style cabinetry with crown molding. A large kitchen island with pendant lighting, stainless steel appliances, and a gas range will delight any home chef. The spacious dining area comfortably fits a table for eight, while the cozy living room with a stone-faced gas fireplace creates the perfect spot for relaxing evenings.

Upstairs, you'll find two generously sized



bedrooms, each with its own walk-in closet and spa-inspired ensuite. A skylight fills the upper floor with natural light, and a conveniently located laundry closet adds practicality.

The fully finished basement offers a versatile rec room, an additional bedroom, and a full bathroom - ideal for guests or a home office. Outside, enjoy a private backyard patio for summer BBQs, and a fully insulated, drywalled single detached garage just steps from your door.

With its unbeatable location, stylish finishes, and smart layout, this home is a rare find in one of Calgary’s most sought-after neighbourhoods.

Built in 2013

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2248140 |
| Price | \$639,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,332 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1306 2 Street Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T2E 7T3

Amenities

Amenities Parking
Parking Spaces 1
Parking Single Garage Detached
of Garages 1

Interior

Interior Features Kitchen Island, Open Floorplan, Storage
Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,
Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting, Private Yard
Lot Description Corner Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2025
Zoning M-C1

Listing Details

Listing Office CIR Realty

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