

# \$614,900 - 1612 2a Street Nw, Calgary

MLS® #A2260955

**\$614,900**

3 Bedroom, 1.00 Bathroom, 916 sqft

Residential on 0.09 Acres

Crescent Heights, Calgary, Alberta

Excellent opportunity in Crescent Heights! This original character home, built in 1910, sits on a lot and a half on a quiet corner street just steps away from 16th Avenue.

Whether you choose to keep it as a rental, renovate, or redevelop, the possibilities here are endless. With its prime location in one of Calgary's most sought-after inner-city neighborhoods, this property is ideally suited for investors, builders, or developers.

The home itself features a two-bedroom, one-bathroom layout with generous main-floor living space, a fully developed upper level, and a fully finished basement with a laundry room for added functionality. A private driveway and single-car detached garage add convenience.

Don't miss the chance to secure a rare lot and a half in Crescent Heights with excellent access to downtown, transit, schools, and amenities.

Built in 1910

## Essential Information

MLS® #	A2260955
Price	\$614,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	916
Acres	0.09
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1612 2a Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2X5

### Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	French Door, Open Floorplan
Appliances	Built-In Oven, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed                      October 1st, 2025

Zoning                              M-C1

## **Listing Details**

Listing Office                      The Real Estate District

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