1411 1 Street NE

Calgary | Active | MLS® A2340885

$519,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1991**	**1,600.69 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to this well-appointed home in the highly sought-after inner-city community of Crescent Heights, where an exceptional location puts downtown Calgary, the Bow River and an abundance of parks and pathways right at your doorstep. Known for its vibrant community atmosphere and convenient access to the city centre, Crescent Heights offers an ideal balance of urban living and outdoor recreation, with numerous schools, green spaces and walking routes nearby.

Inside, the main floor offers a comfortable and functional layout with a recently renovated kitchen featuring stainless steel appliances, ample cabinetry and easy flow into the dining and living areas which leads out to the balcony. The living room is anchored by a gas fireplace, creating a warm and inviting space to relax or entertain, while a convenient 2-piece bathroom completes the main level. Laminate flooring runs throughout the main floor.

Upstairs, two large bedrooms provide a peaceful retreat, including a spacious primary, along with a generous 5-piece bathroom featuring a double vanity, walk-in shower and soaker tub. The home also benefits from newer windows, adding to its comfort and appeal.

The lower level expands the living space with a versatile den, 3-piece bathroom, foyer and utility room, along with convenient direct access to the single attached garage. Outside, enjoy a private patio; the home backs onto a green space/courtyard, which provides a pleasant outlook and added sense of privacy.

Offering a desirable inner-city location, thoughtful updates and easy access to downtown, the river pathways, parks, schools and everyday amenities, this Crescent Heights home is an excellent opportunity for those looking to enjoy the best of Calgary's urban lifestyle without sacrificing comfort or outdoor space.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340885
Bedrooms	2
Bathrooms	3
Year Built	1991
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,600.69 sq. ft.
Main Level Finished Area:	631.85 sq. ft.
Upper Level Finished Area:	596.48 sq. ft.
Condo Fee:	$522.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1991 (Age: 35)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	9110791
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Extra Materials leftover from the 2024 Remodel (paint, tiles, and flooring material), Foyer Storage Unit with Drawers,
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Breakfast Nook · 9'3" × 6'10" ·

Main Floor	Dining Room · 11'9" × 10'2" ·
Main Floor	Kitchen · 11'6" × 8'3" ·
Main Floor	Living Room · 185'1" × 14'10" ·
Upper Level	Bedroom · 12'8" × 10'1" ·
Upper Level	Bedroom - Primary · 16'1" × 11'9" ·
Lower Level	Den · 17'7" × 11'9" ·
Lower Level	Foyer · 10'5" × 5'6" ·
Lower Level	Furnace/Utility Room · 6'5" × 2'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Few Trees, Landscaped, No Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1411-1-street-ne-calgary-a2340885/

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