237 2 Avenue NE

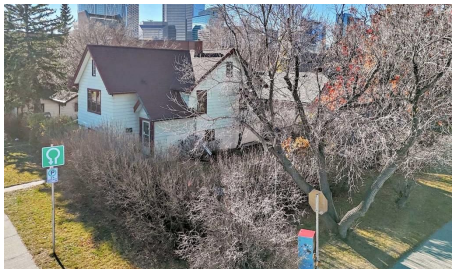
Calgary | Active | MLS® A2357887

$1,450,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1928**	**1,144 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bricks & Mortar...Everything Real Estate

A closer look

Attention Investors! 50 x 120-foot corner lot with back lane access in the community of Crescent Heights being sold in conjunction with 235 2 Ave NE for a total of 75 x 120 feet. This property offers the advantage of immediate rental revenue while you secure your redevelopment plans; or an exceptional buy-and-hold investment with its fantastic inner-city location on a mature tree lined street. The house is a charming 1.5 storey character home with the main floor offering 3 bedrooms and a full bathroom, complemented by a separately rented 1-bedroom basement unit with its own private entry-delivering steady dual-income potential from day one.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357887
Bedrooms	4
Bathrooms	2
Year Built	1928
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	1 and Half Storey
Total Living Area:	1,144 sq. ft.
Main Level Finished Area:	747 sq. ft.
Below Grade Finished Area:	693 sq. ft.
Acreage:	No
Lot Area:	6,000 sq. ft.

Lot Frontage:	50'
Lot Details:	50 x 120
Front Exposure:	North
Levels:	One and One Half
Total Rooms Above Grade:	5
Year built:	1928 (Age: 98)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	1332N
Heating:	Boiler
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No

Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 18'1" × 13'2" ·
Main Floor	Eat in Kitchen · 11'5" × 10' ·
Main Floor	Bedroom - Primary · 12'5" × 12'2" ·
2nd Floor	Bedroom · 11'3" × 11' ·
2nd Floor	Bedroom · 19'10" × 9'10" ·
Basement	Bedroom · 10'2" × 9'7" ·
Basement	Family Room · 16'11" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-C2
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/237-2-avenue-ne-calgary-a2357887/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.