



RE/MAX®

212-2 Ave NE Calgary AB T2E0E2

1,695,000 4 Beds 4.5 Baths 3665 Sq. Ft.

DOWNTOWN CITY VIEWS!

Each office independently owned and operated. Information herein deemed reliable, but not guaranteed.



Living Room w/ coffered ceiling, built-in sound

RE/MAX®



Master Suite w/ walk-in closet, patio doors, Views



Stream lined modern living with SW views



Ensuite w/ soaker tub, dual vanities, dual shower

Crescent Heights shares
both NW/NE quadrants,
flanked by Centre St and
Edmonton Trail. Voted one
of Calgary's top 10 most
WALKABLE
neighborhoods!

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Inner City living with quick access to Downtown, Hwy 1 (16th ave), Deerfoot

Prime Crescent Heights location with sweeping downtown and river VIEWS! Enjoy the Inner City lifestyle with an easy stroll to downtown or thru Rotary Park located around the corner. Take advantage of the area amenities and bring the kids to the Splash Park or play a round of Tennis or join the Lawn Bowling league. This modern three storey home offers lovely clean line detailing and finishings with a coffered ceiling, wine wall, A/C, heated floors, heated garage, built-in sound and motorized custom draperies. You'll love watching the Canada Day fireworks from your upper patio or relaxing with a glass of wine in your private backyard next to the fire, or better yet, in the hot-tub. With 4 bedrooms and 4.5 bathrooms, there is plenty of space on each level to allow the kids their own floor or privacy for your guests. Need more to do? Play a round of golf on the custom golf simulator or on those chilly nights, step into the steam shower and have a good nights sleep staring at the VIEWS! Absolutely NO disappointments!



Golf simulation OR theatre room

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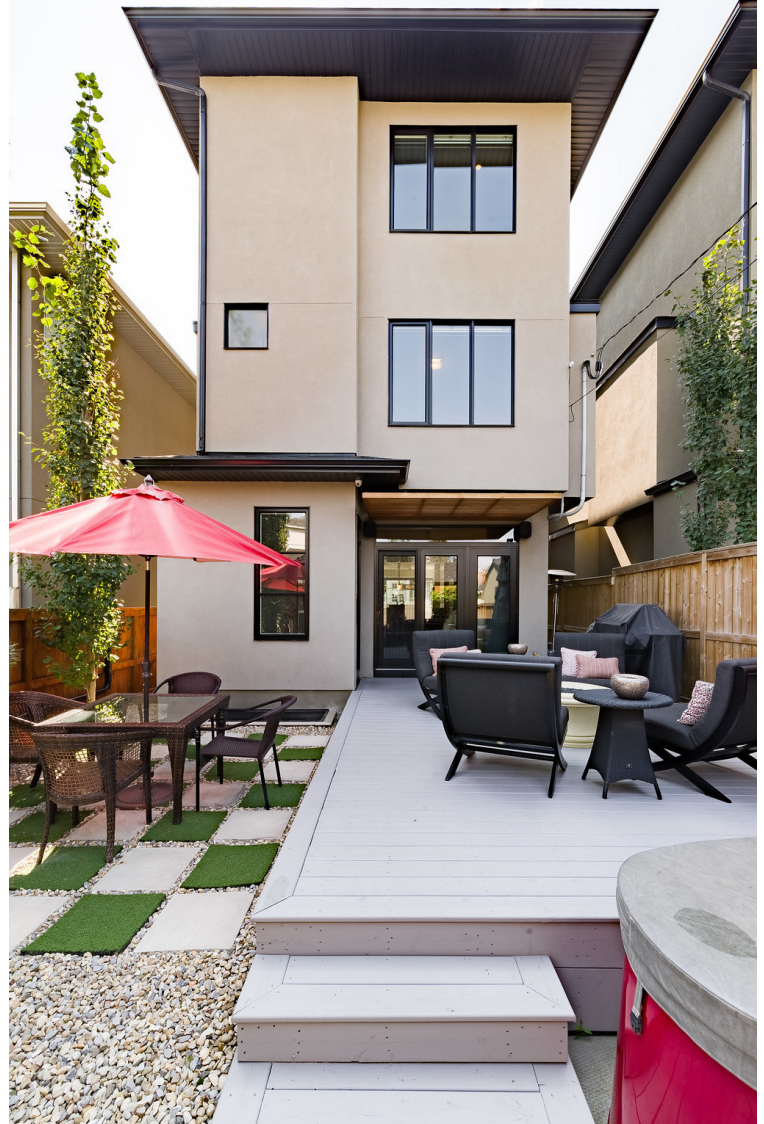
Enjoy front row seating to
the Canada Day fireworks
from the Centre St Bridge



Upper covered patio with gas fire table



Amazing VIEWS



Low maintenance landscape, hot-tub, fire table



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