

\$565,000 - 1612 2a Street Nw, Calgary

MLS® #A2260955

\$565,000

3 Bedroom, 1.00 Bathroom, 1,043 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	\$565,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,043
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, Single Garage Detached, On Street
# of Garages	1

Interior

Interior Features	Open Floorplan, French Door
Appliances	Built-In Oven, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	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
Days on Market	35
Zoning	M-C1

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.