



**Erin Ferguson**  
Phone: 403-992-3746  
Mobile:  
Fax:  
Email: erin@erinferguson.ca  
Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

**1801 2 ST NW, Mount Pleasant, Calgary, Alberta, T2M 2W5, Canada**

**MLS®# C4269965**



<b>Property Value</b>	\$549,900
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Full
<b>Parking</b>	1
<b>Year Built</b>	1912
<b>Living Area</b>	1,402 sq.ft.
<b>Lot Frontage</b>	34.97 ft
<b>Lot Size Area</b>	3,498.27 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

## Description

Own a piece of history with this charming 1912 built 2 storey sitting on a 35 x 100 ft corner lot with great curb appeal in the beautiful community of Mount Pleasant. The sellers have opted to keep many of the classic details such as original doors, fireplaces(3), original windows and have invested over 100k upgrades to foundation, electrical and plumbing to ensure it's a sound investment. This 3 Bed 2 bath home has over 2000 sq ft of living space and character. The main floor features an open, inviting living room, den and dining room with ample windows and light which connect to the kitchen and back entrance. Upstairs brings you to 3 Bedrooms and a vintage-character bathroom w/ clawfoot tub. The basement has been redeveloped to allow for proper egress windows and higher ceilings than similar homes of this age. A large rec room, newer bath + laundry with in-floor heat complete the lower level. Other upgrades: Newer roof, newly rebuilt front porch, freshly painted exterior, R40 attic insulation + more.









**Disclaimer**

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.