

2126 Cliff Street SW
Calgary, Alberta

MLS # A2282237



\$1,089,000

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|------------------|--|---------------|--------------------|
| Division: | Cliff Bungalow | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,193 sq.ft. | Age: | 1910 (116 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, City Lot, Corner Lot, Front Yard, Landscaped, Rectangular Lot, St | | |

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|--------------------|---------------------------------|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-CG d72 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |
| Inclusions: | n/a | | |

OPEN HOUSE: Saturday, January 31 and Sunday, February 1 from 2 - 5 pm. Welcome Home! The Roughton Residence is one of Calgary's historically significant homes. Built in 1912 and updated over the years, this bright sunny home is full of character. The front entry porch is both charming and functional. The living room is flooded with south and west light with a beautiful ornamental fireplace anchoring the room. The eat in kitchen is bright and connects to a large yard. The second floor has 2 good size bedrooms centered around a beautiful south facing library and full bath. The upper level has a massive primary suite, complete with a gas fireplace, walk-in closet, 4-piece ensuite and a large east facing deck with amazing city views. The lower level has 2 entrances, a sizable family room with a gas fireplace, 4-piece bath, storage, and laundry. This lovely home is situated on an extra deep, 140 ft lot, fenced and surrounded by mature trees across from a green space. Located in historic and desirable Cliff Bungalow, a short stroll downtown, Western High School, the Stadium, restaurant and services.