



**GRASSROOTS**  
REALTY GROUP

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**4347 2 Street NW**  
**Calgary, Alberta**

**MLS # A2270304**



**\$649,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,745 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** none

Here is your chance to own this duplex with No condo fee. Nestled in the heart of a quaint suburban neighborhood of Highland Park, this charming property exudes timeless elegance and modern comfort. Upon entering, the gleaming hardwood floors and abundance of natural light create a welcoming atmosphere. The living room, adorned with a two-sided fireplace, provides a cozy space to unwind, while French doors lead to a versatile flex room, perfect for a home office or children's play area. The dining room, adjacent to the fireplace, sets the stage for elegant gatherings, complemented by an expansive kitchen designed for culinary enthusiasts. Featuring a large center island, gas stove and double-door refrigerator, and plenty of counter space, this kitchen is both functional and stylish. An enclosed pantry adds extra storage convenience. Upstairs, a curved staircase leads to the master suite, a tranquil retreat complete with a custom walk-in closet, private balcony with sunset views, and a luxurious 5-piece ensuite featuring a skylight, double vanity, soaker tub, and separate shower. Two additional bright and spacious bedrooms share this level, along with a conveniently located laundry area. The finished basement offers additional living space with a rec room for movies and games, a fourth bedroom, another full bathroom, and ample storage. Outside, the west-facing backyard is perfect for enjoying sunny days on the full-width deck, surrounded by mature trees and a fenced grassy yard ideal for family activities. An insulated double detached garage provides parking convenience. Close to School, transit, shopping easy access to Centre street and 4th Street. Call to view before it's gone!.