



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**3423 1 Street NE
Calgary, Alberta**

MLS # A2301697



\$599,998

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	876 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

*****OPEN HOUSE***** - Saturday, April 25th from 11am-1pm. Nestled on a charming corner lot in the tranquil and mature neighborhood of Highland Park, this delightful ****4-bedroom, 2-bathroom**** residence is bursting with potential and personality! With a separate entrance perfect for a basement suite (illegal), this home invites creativity and endless possibilities Step inside to discover the warmth of ****original hardwood floors**** that flow through a spacious living room, perfect for cozy gatherings or entertaining friends. The main level boasts two generously-sized bedrooms and a bright, airy four-piece bathroom. The kitchen is a chef’s delight, featuring abundant cabinetry, counter space, and a ****gas stove****—ideal for whipping up culinary masterpieces! Venture downstairs to find two more expansive bedrooms, a convenient three-piece bathroom, and a second kitchen complete with a dining area—perfect for hosting family dinners or late-night snacks. Plus, the shared laundry room makes chores a breeze for both levels. Embrace the sunny days of summer in your ****west-facing fully fenced backyard****! Enjoy sunny relaxations on the deck, cultivate your green thumb in the garden, or create a fun play area for kids. This outdoor space is your personal retreat! Convenience is at your doorstep with quick access to downtown, Deerfoot Trail, and public transit. Stroll to nearby schools, shops, playgrounds, and the popular ****Citizen Brewing Company**** for a local brew. Don’t miss this incredible opportunity! Schedule your viewing today and step into a home where comfort meets potential.