



2, 3318 Centre Street NE
Calgary, Alberta

MLS # A2304282



\$630,000

Division:	Highland Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,690 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Views		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: T.V. Walk Mount Brackets, Car Lift

Welcome to this exceptional 3 storey townhome in the heart of Highland Park, offering over 2,200 sq ft of thoughtfully designed living space and a lifestyle that is hard to match. One of the few homes of its kind in the community, this property blends modern comfort, functional design, and inner city convenience just minutes from downtown. Step inside to a welcoming main floor featuring a functional foyer with custom built in storage. The bright open concept kitchen and dining area is designed for both everyday living and entertaining featuring a layout that comfortably hosts large gatherings. From here, step out to the rear patio, which is perfect for summer BBQs and outdoor relaxation. The second level offers two generously sized bedrooms, including one with its own private balcony, along with a full 4 piece bathroom. This level is ideal for kids, guests, or a home office setup, providing separation and flexibility for a variety of lifestyles. The entire top floor is dedicated to a stunning private primary retreat. This spacious bedroom features dual walk-in closets and a luxurious 5 piece ensuite complete with a fully tiled shower and a jetted tub, giving you that spa-like feel you crave. Enjoy your private balcony with beautiful downtown views, creating a peaceful escape at the end of the day. The fully developed basement expands your living space with a cozy recreation area featuring a stone fireplace, a TV mount above, a wet bar, and an additional 4 piece bathroom, perfect for movie nights or hosting friends and family. This home has been extremely well maintained and feels like new. Additional highlights include central A C, a sump pump, and a detached single garage with impressive 14-foot ceilings and a car lift! Allows for two vehicles to park. The sellers also completed a third party home inspection and addressed any resulting items giving you added confidence to move in

and enjoy without the typical stresses that come with a purchase. With over 2,200 sq ft of living space, three separate outdoor areas, and low condo fees of just \$250 per month covering all your exterior maintenance this home offers an incredible combination of space and convenience. This well maintained complex also shows pride of ownership with all the original owners present. You will love being just minutes from restaurants, amenities, and everything Calgary's core has to offer. Move in ready and meticulously cared for, this home truly has it all and offers exceptional value!