



4308 2 Street NW
Calgary, Alberta

MLS # A2324096



\$669,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Located on a quiet street in the established community of Highland Park, this three-bedroom, two-bathroom raised bungalow offers plenty of potential. With 1,137.51 square feet of living space on a big lot, it's a great opportunity to renovate, rent, or build a new home. Enjoy a convenient location close to schools, parks, shopping, restaurants, public transit, downtown, the airport, and Nose Hill Park. The home features spacious bedrooms and a bright basement with large windows that bring in lots of natural light. An oversized double detached garage provides ample space for parking, storage, or a workshop. Enjoy a convenient location close to schools, parks, shopping, restaurants, public transit, downtown, the airport, and Nose Hill Park. A great opportunity in a desirable inner-city neighbourhood. A great opportunity in a desirable inner-city neighbourhood.