



GRASSROOTS
REALTY GROUP

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3723 2 Street NW
Calgary, Alberta

MLS # A2328424



\$879,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome HOME to Highland Park! Opportunities like this rarely come to market. Combining immaculate pride of ownership, extensive upgrades, exceptional potential, and a premium 50' x 120' inner-city lot, this is an exciting opportunity in one of Calgary's most sought-after and rapidly evolving inner city communities. Offering 5 bedrooms, 2 bathrooms, a double detached garage, incredible landscaping and an outstanding illegal suite, this property provides remarkable flexibility for homeowners and investors alike. The lower level features a superb forced walk-up entrance from the front of the home and is flooded with natural light from oversized windows, creating a bright, welcoming space that feels unlike a typical basement. Whether you're to accommodate extended family, or secure a strong investment property, the possibilities here are exceptional. Built SOLID in 1955 and maintained in pristine condition, this home beautifully blends timeless character with meaningful upgrades, including renovated bathrooms, over \$40,000 in new windows, a new fireplace, two furnaces and two electrical panels put you on your own metre, and professional asbestos testing. This character home offers the charm and craftsmanship of a bygone era while providing the modern updates buyers value today. With its beautifully preserved retro aesthetic, this is the kind of home that must be experienced in person to be fully appreciated. Located on a picturesque tree-lined street (be sure to look when driving to this home), directly across from a park, west facing backyard and just minutes from downtown, with easy access to schools, transit, Centre Street, Edmonton Trail, and everyday amenities, this is more than a home—it's a lifestyle opportunity with significant long-term upside. Properties offering this combination of condition, location,

lot size, and income potential are exceptionally rare.