



GRASSROOTS
REALTY GROUP

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3304 2 Street NE
Calgary, Alberta

MLS # A2328606



\$585,000

Division:	Highland Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,195 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 278

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this bright, immaculate 4-bedroom, 3.5 bathroom gem situated in an exceptionally well-appointed self-managed complex! All excellent owners with a deep pride of ownership. Filled with natural light, this beautifully maintained home boasts high ceilings with a stunning skylight that floods the upper level with sunshine. This home showcases modern and timeless finishes throughout- every detail reflecting exceptional care and a move-in-ready appeal. The layout is thoughtful and practical- ideal for families, professionals or those who love having the advantage of entertaining inner city. The main floor is completed with a bright and sparkling kitchen, a cozy living room, a powder room and a dining area right off the kitchen. Off the dining area is a private patio that is convenient for barbequing, sunbathing and gardening. Upstairs are two secondary bedrooms, a laundry room, a 4-piece bathroom and the primary bedroom with the accompanying 4-piece ensuite- an ideal layout with the primary on one end and the two bedrooms on the other end. The basement has soaring high ceilings- which maximizes the feeling of space among the downstairs living quarters. Completing the basement is a 4-piece bathroom and a 4th bedroom- a very useful space for out of town guests or a teenager who wants independence. A single detached garage completes this home and lots of street parking for added benefit. The community of Highland Park is in a prime central location in close proximity to both downtown Calgary and Highway 1 that takes you out to the beautiful Rocky Mountains. Highland Park itself is experiencing an exciting period of revitalization and growth. Blending rich history with thoughtful new development, it has become an eager attraction for families, investors and native Calgarians who want to remain close to family and professional endeavours. Tree-lined

streets, established parks, trendy cafes and gathering spaces reflect a strong sense of community in the area. Whether you're upsizing, downsizing or looking for your next chapter, this beautifully maintained home is ready to welcome you!