



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3409 2 Street NW
Calgary, Alberta

MLS # A2334660



\$799,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,857 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME to this BEAUTIFULLY UPDATED inner-city home in the highly sought-after community of HIGHLAND PARK! Offering 1,824 SQ.FT. ABOVE GRADE plus a FULLY DEVELOPED LEGAL BASEMENT SUITE, this property is perfect for homeowners looking for additional income or multi-generational living. The LEGAL SUITE features 2 SPACIOUS BEDROOMS, a FULL KITCHEN, SEPARATE LAUNDRY and its own private living space. Upstairs offers 3 generous bedrooms, bright open living areas and tasteful updates throughout, creating a warm and inviting place to call home. Enjoy CENTRAL AIR CONDITIONING for year-round comfort and a DOUBLE DETACHED GARAGE for secure parking and extra storage. Situated on a quiet street just minutes from CONFEDERATION PARK, TUXEDO PARK, downtown Calgary, SAIT, the University of Calgary, Foothills Hospital, schools, shopping, restaurants, transit and major commuter routes including Centre Street and Deerfoot Trail. Whether you're searching for a family home, an investment property, or a mortgage helper, this move-in ready property offers LOCATION, VERSATILITY and EXCEPTIONAL VALUE in one of Calgary's most desirable inner-city communities.