



THE
A-TEAM

**RE/MAX
FIRST**

3405A 2 Street, Calgary T2K 0Y1

MLS® #: **A2120172**

Area: **Highland Park**

Listing Date: **04/11/24**

List Price: **\$629,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1965

Lot Information

Lot Sz Ar:

2,998 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,020

Low Sqft:

Ttl Sqft:

1,020

DOM

38

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular Lot Off Street, Stall

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air, Natural Gas

Sewer:

Ext Feat:

Courtyard, Lighting, Private Entrance

Construction:

Aluminum Siding , Stucco, Wood Frame

Flooring:

Hardwood, Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

Separate Entrance, Storage, Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

12`2" x 17`7"

Dining Room

Main

8`5" x 14`1"

Bedroom - Primary

Main

12`5" x 10`0"

Bedroom

Main

8`10" x 9`2"

Bedroom

Lower

8`11" x 11`0"

Great Room

Lower

13`1" x 13`8"

Hobby Room

Lower

11`2" x 11`6"

Room

Level

Dimensions

Kitchen

Main

10`5" x 10`0"

4pc Bathroom

Main

9`4" x 5`0"

Bedroom

Main

8`3" x 10`5"

Family Room

Lower

18`3" x 11`2"

4pc Bathroom

Lower

7`6" x 4`11"

Bedroom

Lower

9`0" x 10`11"

Laundry

Lower

4`9" x 4`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3674S;6;33

Remarks

Pub Rmks: **An Awesome Fully Developed & Enhanced Home in the Prized SW Quarter of Highland Park! A large half-duplex, it has a rare 5-bedrooms + den & 2 full baths. Immense potential - family, multi-gen, investment rental, suite the lower level [subject to city as per usual]. Or a great place for empty nesters. One is welcomed by a lovingly landscaped yard with brick courtyard & entrance 'portico'. Gracious living room windows provide light and view. Hardwood is the "real thing" & the kitchen enjoys stylish period cabinetry. 3 large bedrms & 4-pce bath complete the main. The lower level is accessible via kitchen or side door. Downstairs there's 2 more bedrms [with large windows], 4-pc bath, lounge, hobby room & studio - great for the big-screen, yoga etc. Many improvements since purchase incl. fully finished lower level, furnace, hot water, electric panel & roofing. Also sensational solar panels - understood as only home in area with this [abt. \$17k invested]. In front, enjoy a courtyard coffee & visit. Fire up the BBQ and stretch out in the sunny west backyard. Quality cedar decking, greenhouse, newer gated fence & shed. Nestled on a picturesque tree-lined street, there's a lovely residential feeling. Near schools, food-fare on 4th, Minutes to golf, SAIT. U of C. DT. Fantastic transit & close to the planned "Green Line". Conscientious owner, well maintained, pristine & ready to go. Immense all-around value!**

Inclusions: **Solar Panels, Greenhouse, Shed, Extra washer**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









