

3302 2 Street, Calgary T2E 3H3

MLS®#: **A2144548** Area: **Highland Park** Listing Date: **06/25/24** List Price: **\$595,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **1,769 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Garage Faces Rear,Single Garage Detached,Titled**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: **BBQ gas line,Private Entrance,Private Yard** Water Source:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Dry Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 4`11"	Dining Room	Main	9`9" x 9`11"
Kitchen	Main	10`10" x 15`0"	Living Room	Main	13`3" x 13`5"
4pc Bathroom	Upper	9`0" x 5`0"	4pc Ensuite bath	Upper	9`0" x 9`6"
Bedroom	Upper	8`3" x 13`5"	Bedroom	Upper	8`3" x 13`5"
Bedroom - Primary	Upper	11`5" x 12`0"	4pc Bathroom	Basement	8`7" x 5`0"
Other	Basement	3`6" x 4`8"	Bedroom	Basement	15`10" x 13`0"
Game Room	Basement	12`4" x 11`8"	Furnace/Utility Room	Basement	8`7" x 6`1"

Condo Fee:
\$330

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **1910641**

Remarks

Pub Rmks: **Welcome Home! This exquisite townhouse, nestled in the highly sought-after community of Highland Park, offers a perfect blend of style and convenience. Highland Park provides direct access to downtown via Centre Street and Edmonton Trail, and boasts excellent connectivity to regional bike pathways, Confederation Park, and Nose Hill Park. Families will appreciate the nearby Buchanan Elementary School and James Fowler High School, as well as proximity to two local golf courses. This two-storey townhouse is both spacious and stylish, encompassing over 1,900 square feet of refined living space. As you enter, you are greeted by a bright and inviting living room featuring an elegant inset electric fireplace. The room's light wide-plank laminate flooring and impressive 9' ceilings enhance the sense of space and openness, with abundant natural light streaming through the east-facing windows. The open-concept kitchen is a chef's dream, complete with sleek stainless steel appliances, luxurious granite countertops, a convenient breakfast bar, and 42" cabinets. Contemporary gold fixtures and black light fittings add a touch of sophistication. The dining room, located at the rear, provides an excellent setting for entertaining guests. A chic 2-piece bathroom completes the main level. Upstairs, notice the brand new carpeting and you will also find three generously sized bedrooms, including a serene primary suite with a walk-in closet and a modern 4-piece ensuite. A second 4-piece family bathroom and a dedicated laundry area add to the upper level's functionality. The fully finished basement offers additional living space, featuring a large recreation room, a fourth bedroom with a walk-in closet, another full bathroom, and ample storage, complete with a bar area perfect for relaxation or entertaining. This home is equipped with central air and includes a fenced backyard area for privacy. Parking is a breeze with a single detached garage and plenty of additional street parking . This townhouse truly combines modern design, practical features, and an unbeatable location. Come see it for yourself today! Freshly painted and turnkey ready!**

Inclusions: **None**
 Property Listed By: **CIR Realty**

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









