



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4347 2 Street, Calgary T2K 0Z2**

MLS®#: **A2146886**

Area: **Highland Park**

Listing Date: **07/04/24**

List Price: **\$720,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,745**

Year Built:

**2005**

Low Sqft:

Ttl Sqft:

**1,745**

Lot Information

Lot Sz Ar:

**2,992 sqft**

Lot Shape:

DOM

**74**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**

**Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Mid Efficiency,Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

**Concrete,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Cork,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **None**

Int Feat: **Double Vanity,Granite Counters,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>9`4" x 14`3"</b>	<b>Office</b>	<b>Main</b>	<b>6`11" x 12`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 15`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`4" x 15`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 13`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`2" x 11`9"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Title: **Fee Simple**  
Legal Desc: **0610381**

Zoning: **R-C2**

Remarks

Pub Rmks: **Nestled in the heart of a quaint suburban neighborhood of Highland Park, this charming property exudes timeless elegance and modern comfort. Upon entering, the gleaming hardwood floors and abundance of natural light create a welcoming atmosphere. The living room, adorned with a two-sided fireplace, provides a cozy space to unwind, while French doors lead to a versatile flex room, perfect for a home office or children's play area. The dining room, adjacent to the fireplace, sets the stage for elegant gatherings, complemented by an expansive kitchen designed for culinary enthusiasts. Featuring a large center island, gas stove and double-door refrigerator, and plenty of counter space, this kitchen is both functional and stylish. An enclosed pantry adds extra storage convenience. Upstairs, a curved staircase leads to the master suite, a tranquil retreat complete with a custom walk-in closet, private balcony with sunset views, and a luxurious 5-piece ensuite featuring a skylight, double vanity, soaker tub, and separate shower. Two additional bright and spacious bedrooms share this level, along with a conveniently located laundry area. The finished basement offers additional living space with a rec room for movies and games, a fourth bedroom, another full bathroom, and ample storage. Outside, the west-facing backyard is perfect for enjoying sunny days on the full-width deck, surrounded by mature trees and a fenced grassy yard ideal for family activities. An insulated double detached garage provides parking convenience. Close to School, transit, shopping easy access to Centre street and 4th Street.**

Inclusions: **None**  
Property Listed By: **RE/MAX House of Real Estate**

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