



THE
A-TEAM

**RE/MAX
FIRST**

4347 2 Street, Calgary T2K 0Z2

MLS®#: **A2180619**

Area: **Highland Park**

Listing Date: **11/21/24**

List Price: **\$700,000**

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

13

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

Title: **Fee Simple**
Legal Desc: **0610381**
Zoning: **R-CG**

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









