



THE
A-TEAM

**RE/MAX
FIRST**

4355 2 Street, Calgary T2K 0Z2

MLS®#: **A2198001**

Area: **Highland Park**

Listing Date: **02/28/25**

List Price: **\$699,600**

Status: **Active**

County: **Calgary**

Change: **-\$38k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Heated Garage,Oversized,Single Garage Detached**

DOM

43
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	16`2" x 24`7"
Dining Room	Main	38`0" x 19`8"
Living Room	Main	37`9" x 56`4"
3pc Bathroom	Basement	15`7" x 25`8"
Bedroom	Basement	33`8" x 38`7"
Laundry	Basement	37`6" x 44`0"
Furnace/Utility Room	Basement	15`0" x 33`1"

Room	Level	Dimensions
Bedroom	Main	37`6" x 38`3"
Kitchen	Main	50`0" x 49`3"
Bedroom - Primary	Main	38`7" x 36`8"
Bedroom	Basement	35`3" x 39`1"
Kitchen	Basement	35`3" x 27`8"
Game Room	Basement	47`10" x 72`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6482GN

Remarks

Pub Rmks: **Rare opportunity in highland park under \$700K. Charming Bungalow with over 2000 Sqfeet living space Minutes from Downtown - Prime Redevelopment Opportunity! Situated on a spacious 6,000 sq. ft. R-CG zoned lot, this property presents an incredible opportunity for BUILDERS, INVESTORS, and HOMEBUYERS alike. Builders: Ideal for redevelopment in a sought-after location. Investors: Generate strong cash flow by renting both the upstairs and the fully developed basement suite. Homebuyers: Enjoy a quiet, tree-lined setting near a golf course while being just minutes from downtown. Main Level Features: Tile entry foyer leading into a bright and spacious kitchen with ample white cabinetry. Oak hardwood flooring and a pass-through opening connecting the kitchen to the living room. Large, updated windows that flood the space with natural light. Basement (Illegal Suite): Private separate side entrance. Large family room with a freestanding gas fireplace and tile surround. Full kitchen, two bedrooms, a 3-piece bathroom, and its own laundry room. Outdoor Highlights: 50' x 120' lot backing onto a park. Expansive two-level wraparound deck in a fully fenced, west-facing backyard. Heated, oversized single garage for added convenience. Prime Location: Quick access to downtown, the airport, and major transit routes. Close to shopping, schools, and amenities. This is a rare opportunity to own a versatile property in a fantastic location. Contact us today to schedule a viewing!**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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









4355 2 St NW, Calgary, AB

Main Floor Exterior Area 959.10 sq ft
Interior Area 911.33 sq ft



PREPARED: 2025/02/25

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

4355 2 St NW, Calgary, AB

Basement (Below Grade) Exterior Area 1012.25 sq ft
Interior Area 997.71 sq ft



PREPARED: 2025/02/25

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.