



THE
A-TEAM

**RE/MAX
FIRST**

4347 2 Street, Calgary T2K 0Z2

MLS® #: **A2204711**

Area: **Highland Park**

Listing Date: **03/21/25**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2005

Lot Information

Lot Sz Ar:

2,992 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,745

Low Sqft:

Ttl Sqft:

1,745

DOM

31

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey, Attached-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:

Zoning:
R-CG

0610381

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. Call to view before it's gone!.**

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

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









