



GRASSROOTS
REALTY GROUP

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10, 3726 Centre Street NE
Calgary, Alberta

MLS # A2244949

\$240,000



Division:	Highland Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	837 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d153
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: NA

***Spectacular Townhouse Style Home in Highland Park with Soaring Ceilings & Incredible Views!!! - Welcome to this bright and beautiful 2-storey townhome in the sought-after community of Highland Park, offering 2 bedrooms, 1 bathroom, and breathtaking views!!! Perfect for first-time buyers, downsizers, investors, or small families, this home delivers comfort and style at an amazing value. Step inside from your west-facing front deck, where sunsets and neighborhood charm await. You'll be greeted by a modern kitchen with stainless steel appliances, upgraded cabinetry, and ample counter space - perfect for cooking, entertaining, or baking your favorite treats. The spacious dining area flows seamlessly into a sun-filled living room, enhanced by a second-storey opening that brings light into the main level. Step out to your private balcony, the ideal spot for morning coffee or cozy summer evenings with a view. (Note: balcony repairs are in progress by the condo board so was less light on picture day on the main floor - see photos of balcony) Upstairs, discover impressive soaring vaulted ceilings above the staircase and hallway, two generous bedrooms, and a full 4-piece bathroom. Light pours through the upper windows, filling the home with warmth and charm. All of this is tucked in Highland Park, a beautiful, central community just minutes from downtown, with easy access to schools, parks, shops, the Italian Market, community centre, and the airport. Don't miss this incredible opportunity to own a home that blends comfort, convenience, and character. Book your private showing today!